

### 3 Bedroom Apartment for Sale in Germasogeia, Limassol District

Top Floor, 3+1 Bedroom Flat with Roof Garden in Germasogeia area, Limassol. Nested in the serene suburbs of Limassol, close to Columbia area. The property is close to a green area and surrounded by a plethora of amenities such as schools, medical centers, cafes and shops. Distance from the beach is approximately 1.5 km.



Third floor apartment for sale in Germasogeia area, Limassol. It consists of an open plan kitchen, living, dining area, main shower room, three bedrooms, one en suite shower, covered veranda and a spacious roof garden. The roof garden consists of the veranda area and an enclosed space which can be used as a fourth bedroom or utility room. Moreover, one covered parki...

#### Property Info

#### Plot / Area Info

#### Additional info

Covered Area **135**  
 Heating **Underfloor Heating, Yes**  
 Air Conditioning **All rooms, Yes**

Parking **Covered, Yes**

Reference Number **52860**  
 Property type **Apartment**  
 Condition **Brand New**  
 Bathrooms **2**  
 View **City view**

#### Amenities

#### Location

- Elevator

**Location:** Germasogeia  
 Region: **Limassol**  
 Coordinates: **34.70596386359 / 33.078788235997**

**Price: €750 000 + VAT**

VAT for this property is **€37,500** or **€142,500**. VAT usually is 19%. If it is your first purchase of property, you can have VAT reduced to 5% for the first 150sq.m. of the property.

VAT	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 556.00/m<sup>2</sup></b>		

**Representative: Kalogirou Real Estate**

Registration number	<b>1104</b>	Email	<b>info@kalogirourealestate.com</b>
License number	<b>569/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35724003723</b>			

**Price change history**

€750 000 on Aug 27, 2025



