

## 3 Bedroom Apartment for Sale in Germasogeia - Tourist Area, Limassol District

A Signature Residence in the Heart of Limassol



Discover an exclusive lifestyle in this elegantly designed 3+1 bedroom penthouse, located in one of Limassol's most desirable seaside areas — Potamos Germasogeia and Dasoudi Beach. Combining generous indoor spaces with a stunning private rooftop terrace, this residence offers the ultimate blend of comfort, sophistication, and outdoor living.

Penthouse Highlights:

3 Bedrooms + Office / Guest Room

2nd Floor

Total Covered Area: 148.3 sqm

Internal Covered Area: 114.5 sqm

Covered Veranda: 33.8 sqm

Private Roof Garden: 86 sqm – Ideal for entertaining, relaxing, or even adding a plunge po...

### Property Info

Covered Area	<b>148.3</b>
Furnishing	<b>Unfurnished</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>31221</b>
Property type	<b>Apartment</b>
Condition	<b>Brand New</b>
Bathrooms	<b>2</b>
View	<b>City view</b>

### Amenities

### Location



• Garden

**Location:** Germasogeia - Tourist Area Region: **Limassol**  
Coordinates: **34.692649 / 33.080357**

[www.index.cy](http://www.index.cy) - All Cyprus Real Estate

**Price: €1 250 000 + VAT**

VAT for this property is **€62,500** or **€237,500**. 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>€8 446.00/m<sup>2</sup></b>		

**Representative: FOX**

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**Price change history**

€1 150 000 on Sep 20, 2025

€1 250 000 on Nov 19, 2025



