


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

This exceptional 3+1 bedroom penthouse is a true gem within a boutique, gated complex in the prestigious Potamos Germasogeia & Dasoudi Beach area of Limassol. Just a short stroll from the sea and all essential amenities, it offers spacious interiors, high-end finishes, and an impressive private roof garden — perfect for enjoying Cyprus' year-round sunshine. 

Penthouse Overview:

3 Bedrooms + Office/Guest Room

3rd Floor

Total Covered Area: 150.7 sqm

Internal Covered Area: 119.7 sqm

Covered Veranda: 31 sqm

Private Roof Garden: 99 sqm

Private Storage Room: 4.5 sqm

Covered Parking Space: 1

Communal Area: 12.6 sqm

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**Property Info**

**Plot / Area Info**

**Additional info**

Covered Area  
Furnishing  
Heating  
Air Conditioning

**150.7**  
**Unfurnished**  
**Underfloor Heating, Yes**  
**All rooms, Yes**

Pool **Yes**  
Parking **Covered, Yes**

Reference Number **31222**  
Property type **Apartment**  
Condition **Brand New**  
Bathrooms **3**  
View **City view**

## Amenities

- Garden

## Location

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

**Price: €1 420 000 + VAT**

VAT for this property is **€71,000** or **€269,800**. 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>€9 467.00/m<sup>2</sup></b>		

**Representative: FOX**

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**Price change history**

€1 310 000 on Sep 20, 2025

€1 420 000 on Nov 19, 2025



