

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

Situated above the prestigious Paniotis area in Germasogeia, this exceptional property embodies contemporary living with a touch of luxury.  Designed to the highest EU building standards and boasting an impressive A+ energy rating, this residence offers unparalleled comfort, style, and sustainability in one of Limassol's most sought-after locations. The interiors showcase laminate parquet flooring in the living, kitchen, and bedroom areas, paired with high-quality ceramic tiles in the bathrooms and balconies. The kitchen is enhanced with natural granite worktops and backsplashes, blending functionality with sophistication. Bedrooms are equipped with electric rolling shutters for ad...

Property Info	Plot / Area Info	Additional info
Covered Area	<b>158</b>	
Covered Veranda	<b>58</b>	
Uncovered Veranda	<b>120</b>	Reference Number <b>10594</b>
Floor Number	<b>1</b>	Property type <b>Apartment</b>
Total Number of Floors	<b>3</b>	Condition <b>Brand New</b>
Furnishing	<b>Unfurnished</b>	Bathrooms <b>2</b>
Heating	<b>Autonomous Heating, Yes</b>	
Air Conditioning	<b>All rooms, Yes</b>	
Amenities	Location	
• Elevator	<b>Location:</b> Germasogeia Region: <b>Limassol</b> Coordinates: <b>34.721417 / 33.081984</b>	

## Price: €750 000 + VAT

VAT for this property is **€42,816** 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 Price per SQM	<b>None</b> <b>€4 747.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
-----	-----------------	-------------------------------------	---	-----------------	-------------

## Representative: Cyprus Sotheby's International Realty

Registration number	<b>1013</b>	Email	<a href="mailto:info@cyprus-sothebysrealty.com">info@cyprus-sothebysrealty.com</a>
License number	<b>517/E</b>	Legal name	<b>ConceptRealty Ltd</b>
Phone: <b>+35726080180, +35797612926</b>			

## Price change history

€650 000 on Oct 8, 2025

€750 000 on Jan 24, 2026









