



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

Nestled in a prime location near the serene Dasoudi Beach and the vibrant Potamos Germasogeia area, this exclusive residential complex redefines modern living in Limassol. Combining contemporary design with thoughtful functionality, it offers the perfect balance of tranquility and urban convenience. Residents enjoy proximity to essential city amenities such as cafes, schools, parks, and healthcare facilities, all within a short walk or drive.

The gated community comprises two elegant buildings with a select number of luxury apartments and penthouses, ensuring privacy and exclusivity. Each residence is crafted with spacious layouts and high ceilings, seamlessly blending aesthetic app...

#### Property Info

Covered Area	<b>137</b>
Covered Veranda	<b>24</b>
Uncovered Veranda	<b>2</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>3</b>
Furnishing	<b>Unfurnished</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

#### Plot / Area Info

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

#### Additional info

Reference Number	<b>10766</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>2</b>

#### Amenities

- Parking

#### Location

**Location:** Germasogeia - Tourist Area Region: **Limassol**  
Coordinates: **34.70397 / 33.08627**



## Price: €798 000 + VAT

VAT for this property is **€39,900** or **€151,620**. 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>€5 825.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

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

## Price change history

€740 000 on Oct 8, 2025

€798 000 on Nov 8, 2025



