

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

Perched in the prestigious Green Area of Germasogeia, this boutique residential project offers an elevated standard of living just minutes from the city, the coastline, and all essential conveniences. With only six exclusive apartments, it's a sanctuary of refined design and coastal serenity. Each residence is meticulously crafted with high-end finishes, from premium parquet flooring and custom wardrobes to Italian kitchens and sleek marble countertops. Expansive windows invite natural light and frame sweeping views of the city and sea. The open-plan interiors flow effortlessly to spacious verandas, creating a seamless indoor-outdoor experience. Residents enjoy access to exc...

#### Property Info

Covered Area	<b>160</b>
Covered Veranda	<b>32</b>
Floor Number	<b>2</b>
Total Number of Floors	<b>2</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</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>12678</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>2</b>

#### Amenities

- Parking

#### Location

**Location:** Germasogeia      Region: **Limassol**  
**Coordinates:** **34.711533 / 33.081958**

## Price: €845 000 + VAT

VAT for this property is **€49,644** or **€160,550**. 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>€5 281.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€845 000 on Oct 8, 2025





