

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

In the heart of Germasogeia, just a short walk from Limassol’s sandy beaches, this new residential project redefines modern urban living with elegance and comfort. Designed as a boutique gated community, it combines contemporary architecture, exclusive amenities, and sustainable design to create a lifestyle that is both refined and relaxed.



The development offers a curated collection of residences, from one- and two-bedroom apartments to spacious penthouses with private pools and rooftop terraces. Interiors are defined by high ceilings, floor-to-ceiling windows, and generous verandas that flood each home with natural light. Premium finishes, parquet flooring, marble bathrooms, and...

#### Property Info

Covered Area	<b>161</b>
Covered Veranda	<b>43</b>
Uncovered Veranda	<b>13</b>
Floor Number	<b>4</b>
Total Number of Floors	<b>4</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>14267</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>3</b>

#### Amenities

- Parking

#### Location

**Location:** Germasogeia                      Region: **Limassol**  
**Coordinates:** **34.704922 / 33.094398**

## Price: €1 420 000 + VAT

VAT for this property is **€84,583** 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>€8 820.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€1 420 000 on Oct 9, 2025







