

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

This generously-sized penthouse apartment is located on the 4th and top floor of a modern, secure gated complex, offering both privacy and convenience. Currently occupied by tenants, it presents an excellent investment opportunity with immediate rental income potential. X

With a total area of 156.4 sqm, the apartment includes 96 sqm of bright indoor living space, a 60.4 sqm covered veranda, and a 50 sqm private rooftop terrace accessed via internal stairs — perfect for outdoor entertaining, relaxing, or enjoying panoramic views of the Limassol mountains.

The penthouse features three spacious bedrooms and two bathrooms, including a guest WC and a main bathroom with a shower. ...

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>156.4</b>			Reference Number	<b>32478</b>
Furnishing	<b>Furnished</b>	Pool	<b>Yes</b>	Property type	<b>Apartment</b>
Heating	<b>Central Heating, Yes</b>	Parking	<b>Uncovered, Yes</b>	Condition	<b>Pre-Owned</b>
Air Conditioning	<b>All rooms, Yes</b>			Bathrooms	<b>2</b>
				View	<b>City view</b>

Amilities	Location	Region
• Guest WC	<b>Location:</b> Germasogeia <b>Coordinates:</b> <b>34.700225 / 33.094379</b>	<b>Limassol</b>

## Price: €952 000 + VAT

VAT for this property is **€52,726** or **€180,880**. 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>~€34 680.00</b> <b>€6 103.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
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## Price change history

€952 000 on Jan 16, 2026





