

### 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.



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

Covered Area **156.4**  
 Furnishing **Furnished**  
 Heating **Central Heating, Yes**  
 Air Conditioning **All rooms, Yes**

#### Plot / Area Info

Pool **Yes**  
 Parking **Uncovered, Yes**

#### Additional info

Reference Number **32478**  
 Property type **Apartment**  
 Condition **Pre-Owned**  
 Bathrooms **2**  
 View **City view**

#### Amenities

- Guest WC

#### Location

**Location:** Germasogeia                      Region: **Limassol**  
 Coordinates: **34.700225 / 33.094379**

## 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	<b>~€34 680.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€6 103.00/m<sup>2</sup></b>		

## 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





