

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

Located in Germasoyia, Limassol, this fully modernised three-bedroom apartment offers a bright and spacious living environment directly on the beach, with uninterrupted sea views from the reception area. Nestled in a prime location between the Four Seasons and Posidonia Hotels, the property provides immediate access to a Blue Flag beach, ideal for both relaxing seaside living and high-quality holiday rental potential. The apartment boasts top-quality finishes throughout, including marble flooring, a modern alarm system, and a private balcony overlooking the rear of the property. Residents enjoy 24-hour security, remote-controlled building entry, and secure direct access to the beach...

#### Property Info

Covered Area **140**  
 Covered Veranda **15**  
 Floor Number **5**  
 Furnishing **Furnished**  
 Energy Efficiency **A**  
 Air Conditioning **All rooms, Yes**

#### Plot / Area Info

Parking **Covered, Yes**

#### Additional info

Reference Number **241868**  
 Property type **Apartment**  
 Condition **Pre-Owned**  
 Bathrooms **2**

#### Amenities

- Parking

#### Location

**Location:** Germasogeia Region: **Limassol**

**Price: €1 100 000 + VAT**

VAT for this property is **€55,000** or **€209,000**. 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>~€40 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€7 857.00/m<sup>2</sup></b>		

**Representative: MySpace**

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**Price change history**

€1 100 000 on Jan 24, 2026



