

## 4 Bedroom Apartment for Sale in Germasogeia - Tourist Area, Limassol District

This four-bedroom duplex residence is inspired by the Art Deco elegance of the Riviera and designed by renowned Parisian aesthete Thierry Lemaire. Natural materials, muted tones, and refined copper and gold accents echo the surrounding coastal landscape, while floor-to-ceiling windows flood the interiors with Mediterranean light.



Expansive open-plan living areas flow seamlessly onto a south-facing terrace with an infinity pool, continuing down to a private landscaped garden with direct access to the sandy beach. A west-facing terrace offers beautiful city views and sunset moments, creating exceptional indoor-outdoor living and entertaining spaces.

Generous bedroom suites i...

### Property Info

Covered Area	<b>424</b>
Covered Veranda	<b>68</b>
Uncovered Veranda	<b>117</b>
Total Number of Floors	<b>7</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>11533</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>4</b>
View	<b>Sea view</b>

### Amenities

- Parking

### Location

**Location:** Germasogeia - Tourist Area      Region: **Limassol**  
**Coordinates:** **34.69790781 / 33.09650655**

## Price: €5 239 435 + VAT

VAT for this property is **€735,992** or **€995,493**. 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>€12 357.00/m<sup>2</sup></b>		

## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
License number	<b>347/E</b>	Legal name	<b>Esperia Estates (Limassol-Paphos) Limited</b>
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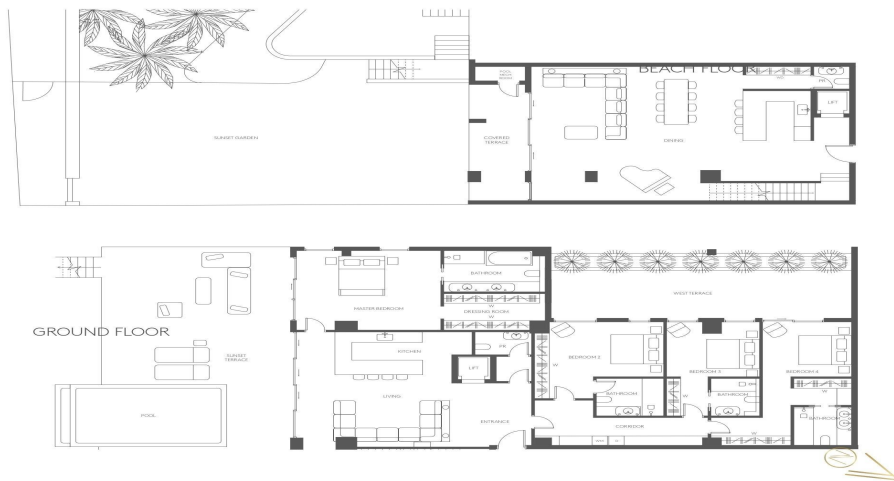
## Price change history

€5 239 435 on Jan 30, 2026









W: Wardrobe | WM: Washing Machine | D: Dryer | PR: Powder Room | S: Storage