

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

This exceptional three-bedroom apartment is inspired by the Art Deco elegance of the Riviera and designed by Parisian aesthete Thierry Lemaire, harmoniously blending with the coastal landscape. Muted tones of marble and wood complement the sand and rock of the coastline, while subtle copper and gold accents capture the warmth of the Cypriot sun on the Mediterranean Sea. Floor-to-ceiling windows allow natural light to fill the interiors, creating a seamless connection between indoor and outdoor living.



The open-plan layout is perfect for entertaining, with a sunlit south-facing terrace that maximises views over the east of Limassol, the beach, and the Mediterranean Sea. Interiors fe...

#### Property Info

Covered Area	<b>190</b>
Covered Veranda	<b>36</b>
Floor Number	<b>2</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>11537</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>2</b>
View	<b>Sea view</b>

#### Amenities

- Parking

#### Location

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

## Price: €2 486 895 + VAT

VAT for this property is **€197,643** or **€472,510**. 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>€13 089.00/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>
Phone: <b>+35725255505, +35794001333</b>			

## Price change history

€2 486 895 on Jan 30, 2026





