

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

This exceptional first-line luxury apartment is located in the highly desirable Germasogeia Tourist Area, within a prestigious gated beachfront complex offering direct private access to the sea. Fully renovated to the highest standards, the property combines contemporary elegance with premium European finishes and advanced smart-home technology.

The apartment boasts unobstructed panoramic sea views from all rooms, creating a bright and serene living environment. Designed for both comfort and sophistication, the residence features spacious interiors, refined materials, and high-end custom details throughout.

### Property Features

3 bedrooms + maid's room with private toil...

#### Property Info

Covered Area **138**  
Air Conditioning **All rooms, Yes**

#### Plot / Area Info

Parking **Covered, Yes**

#### Additional info

Reference Number **242685**  
Property type **Apartment**  
Condition **Pre-Owned**  
Construction Year **2012**  
Bathrooms **2**

#### Amenities

- Parking

#### Location

**Location:** Germasogeia - Tourist Area Region: **Limassol**

## Price: €1 600 000 + VAT

VAT for this property is **€80,000** or **€304,000**. 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>~€60 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€11 594.00/m<sup>2</sup></b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSACE Real Estate/ A.SP.Thinkrealty ltd</b>
Phone: <b>+35795129336, +35799409010</b>			

## Price change history

€1 600 000 on Feb 25, 2026







