


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

A modern 3-bedroom penthouse within a contemporary residential complex offering comfort, privacy, and a refined urban lifestyle in one of Limassol's most desirable areas. 

The penthouse features a bright open-plan living and dining area with floor-to-ceiling windows, creating a seamless flow of natural light. The kitchen is modern and fully integrated, while all three bedrooms are well-proportioned, ensuring comfort and privacy.

A private rooftop terrace with a swimming pool provides an exclusive outdoor space for relaxation, entertaining, and enjoying the Mediterranean lifestyle.

Residents also have access to a communal swimming pool within the development.

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#### Property Info

Covered Area	<b>171</b>
Covered Veranda	<b>37</b>
Floor Number	<b>4</b>
Total Number of Floors	<b>4</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

#### Plot / Area Info

Pool **Common, Yes**

#### Additional info

Reference Number **13346**  
 Property type **Apartment**  
 Bathrooms **2**

#### Amenities

- Roof Garden

#### Location

**Location:** Germasogeia      Region: **Limassol**  
 Coordinates: **34.70536111 / 33.08332087**

## Price: €1 600 000 + VAT

VAT for this property is **€107,509** 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>€9 357.00/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>
Phone: <b>+35725255505, +35794001333</b>			

## Price change history

€1 600 000 on Apr 29, 2026



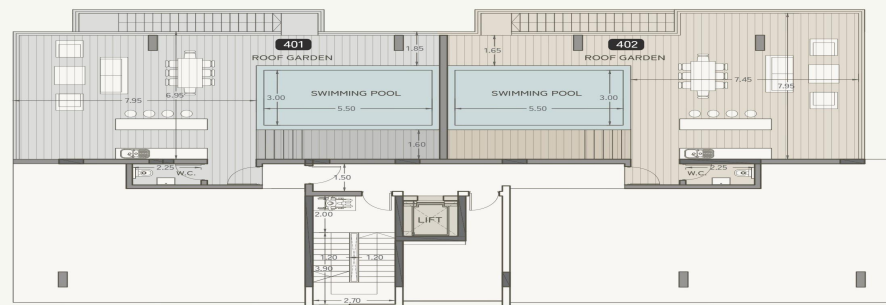


■ FLOOR 4



	TOTAL AREA M <sup>2</sup>
401	278
402	283

■ ROOF TERRACE



ROOF GARDEN	TOTAL AREA M <sup>2</sup>
401	104
402	108