

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

Brand-new 2-bedroom penthouse, unit 404 on the 4th floor of a boutique residential building in the tourist area of Germasogeia, Limassol — just 800 m from the Mediterranean Sea. The penthouse offers 88 m<sup>2</sup> of covered internal living area plus a 24 m<sup>2</sup> covered terrace and a 86 m<sup>2</sup> private roof garden, for a total of 232 m<sup>2</sup>.

Layout: open-plan living, dining and kitchen area, a master bedroom with en-suite bathroom and a second double bedroom, plus a family bathroom. Floor-to-ceiling sliding doors open onto the covered terrace. The penthouse-level private roof garden provides an additional outdoor lounge area with sweeping views over the surrounding tourist area and sea.

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### Property Info

Covered Area	<b>88</b>
Covered Veranda	<b>24</b>
Floor Number	<b>4</b>
Energy Efficiency	<b>A</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>244695</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

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

## Price: €740 000 + VAT

VAT for this property is **€37,000** or **€140,600**. 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>€8 409.00/m<sup>2</sup></b>		

## Representative: MySpace

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## Price change history

€740 000 on May 16, 2026

