

1 Bedroom Apartment for Sale in Potamos Germasogeias, Limassol District

STUDIO APARTMENT – COMPACT LUXURY IN THE HEART OF LIMASSOL’S TOURIST AREA



Intro

This beautifully crafted studio apartment offers a rare combination of elegance, functionality, and modern luxury—perfectly positioned just 800 meters from the sea. Designed with exceptional attention to detail, the residence delivers a refined living experience within one of Limassol’s most desirable coastal districts.

Design & Architecture

The studio is part of a sophisticated four-storey development crowned with a stunning roof garden. The architectural concept embraces clean contemporary lines, large openings, and premium materials, ensuring a timeless, upscale aesthetic...

Property Info

Covered Area	65
Covered Veranda	15
Floor Number	2
Total Number of Floors	4
Energy Efficiency	A
Air Conditioning	All rooms, Yes

Plot / Area Info

Pool	Common, Yes
Parking	Covered, Yes

Additional info

Reference Number	3584
Property type	Apartment
Condition	Under Construction
Construction Year	2026
Bathrooms	1

Amenities

- Parking

Location

Location: Potamos Germasogeias

Region: **Limassol**

Coordinates: **34.702209442499 / 33.093782682014**

Price: €475 000 + VAT

VAT for this property is **€23,750** or **€90,250**. 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	Excluded	Title transfer fee	None	Common expenses	None
		Price per SQM	€7 308.00/m²		

Representative: MySpace

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

Price change history

€470 000 on Dec 14, 2023

€475 000 on Dec 9, 2025

