

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		Plot / Area Info		Additional info	
Covered Area	65			Reference Number	3584
Covered Veranda	15			Property type	Apartment
Floor Number	2	Pool	Common, Yes	Condition	Under Construction
Total Number of Floors	4	Parking	Covered, Yes	Construction Year	2026
Energy Efficiency	A			Bathrooms	1
Air Conditioning	All rooms, Yes				

Amenities	Location	Region
• Parking	Location: Potamos Germasogeias Coordinates: 34.702209442499 / 33.093782682014	Limassol

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

