

## 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	<b>65</b>
Covered Veranda	<b>15</b>
Floor Number	<b>3</b>
Total Number of Floors	<b>4</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Pool  
Parking

**Common, Yes**  
**Covered, Yes**

### Additional info

Reference Number	<b>3585</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2026</b>
Bathrooms	<b>1</b>

### Amenities

Location	
• Parking	<b>Location:</b> Potamos Germasogeias <b>Region:</b> Limassol <b>Coordinates:</b> 34.702209442499 / 33.093782682014

## Price: €490 000 + VAT

VAT for this property is **€24,500** or **€93,100**. 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>€7 538.00/m<sup>2</sup></b>		

## Representative: MySpace

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## Price change history

€490 000 on Dec 14, 2023

