

# 1 Bedroom Apartment for Sale in Potamos Germasogeias, Limassol District

STUDIO APARTMENT – Contemporary Elegance by the Golden Coast ✖

Intro

This refined studio apartment offers a beautifully crafted living environment just 800 meters from Limassol’s golden sandy beaches and moments from the renowned 5-star Apollonia Hotel. Designed with a focus on comfort, style, and premium detailing, it delivers a sophisticated lifestyle within a contemporary residence set in a tranquil residential pocket of the tourist area.

Design & Architecture

The architectural style harmonizes clean modern lines with luxurious detailing, creating a residence that reflects high-end Mediterranean living. High ceilings of 3.15 meters elevate the sense of spa...

### Property Info

Covered Area	<b>58</b>
Covered Veranda	<b>11</b>
Floor Number	<b>3</b>
Total Number of Floors	<b>4</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>231164</b>
Property type	<b>Apartment</b>
Condition	<b>Brand New</b>
Construction Year	<b>2026</b>
Bathrooms	<b>1</b>

### Amenities

- Parking

### Location

**Location:** Potamos Germasogeias  
**Coordinates:** **34.702752308906 / 33.090264038663**

Region: **Limassol**

## Price: €440 000 + VAT

VAT for this property is **€22,000** or **€83,600**. 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>€7 586.00/m<sup>2</sup></b>		

## Representative: MySpace

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

## Price change history

€390 000 on May 31, 2024

€440 000 on Sep 19, 2025



