

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

1-Bedroom Apartment - Potamos Germasogeias, Limassol X

Located in the desirable Potamos Germasogeias area, within walking distance to Dasoudi beach, this modern 1-bedroom apartment offers a perfect combination of comfort, style, and convenience. Part of a newly built gated residential complex with two blocks and a beautifully landscaped communal area, it provides a secure and peaceful environment while being close to all city amenities.

The apartment features a functional open-plan layout, spacious living areas, and high-quality finishes from renowned European brands. With high ceilings (3.15 m), underfloor water heating, and a VRV air-conditioning system, the property ensur...

## Property Info

Covered Area	<b>69</b>
Covered Veranda	<b>14</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>3</b>
Energy Efficiency	<b>A</b>
Heating	<b>Underfloor Heating, Yes</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>2472</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2026</b>
Bathrooms	<b>1</b>

## Amenities

Location	
<b>Location:</b> Potamos Germasogeias	Region: <b>Limassol</b>

- Parking

Coordinates: **34.703968 / 33.086266**

## Price: €474 000 + VAT

VAT for this property is **€23,700** or **€90,060**. 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 Price per SQM	<b>None</b> <b>€6 870.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## 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>
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## Price change history

€440 000 on Sep 23, 2023

€474 000 on Nov 14, 2025



