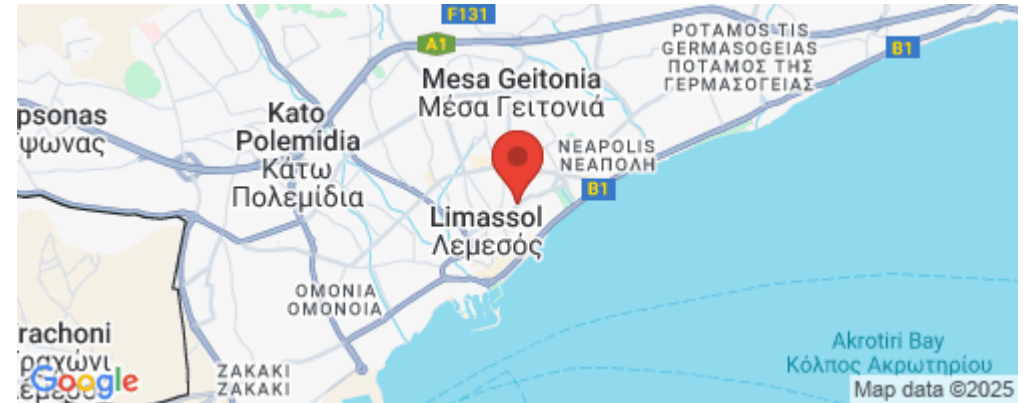


## 1 Bedroom Apartment for Sale in Potamos Germasogeias, Limassol District

This stylish 1-bedroom apartment is part of a prestigious residential complex, just 500m from Limassol's sandy beaches and the vibrant Germasogeia Tourist Area. Designed by a top London architect, it combines luxury, modern design and premium amenities.



### Key Features:

- 1 bedroom
- 1 bathroom
- Internal Area: 56.3 m<sup>2</sup>
- Covered Veranda: 14.6 m<sup>2</sup>
- Private Underground Parking & Storage Room
- Thermal aluminum window frames with double glazing

### Premium Features & Finishes:

- Underfloor heating & central VRV air conditioning
- Semi-solid parquet floors in all areas
- Marble flooring & wall...

### Property Info

### Plot / Area Info

### Additional info

Covered Area  
Heating  
Air Conditioning

56  
Underfloor Heating, Yes  
All rooms, Yes

Pool  
Parking

Yes  
Covered, Yes

[www.index.cy](http://www.index.cy) - All Cyprus Real Estate  
Reference Number **10472**  
Property type **Apartment**  
Condition **Brand New**  
Bathrooms **1**

Amenities

- Gym

Location

**Location:** Potamos Germasogeias      Region: **Limassol**  
Coordinates: **34.682304 / 33.046583**

**Price: €530 000 + VAT**

VAT for this property is **€26,500** or **€100,700**. 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>€9 464.00/m<sup>2</sup></b>		

**Representative: Kadis Estates**

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License number	<b>62/E</b>	Legal name	<b>N/A</b>
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**Price change history**

€530 000 on Feb 20, 2025











