

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

For sale: Spacious brand new apartment under construction in the desirable area of Germasogeia, offering a generous 181 m<sup>2</sup> of internal living space. This modern ground floor residence features four well-sized bedrooms and two contemporary bathrooms. The apartment is designed for comfort, including a central air conditioning system and efficient underfloor heating, ensuring a pleasant environment all year round.



Enjoy the benefits of an A+ energy efficiency rating. The property is unfurnished, giving you the freedom to design your perfect home. Residents will appreciate the convenience of a private elevator, and the safety of a gated complex. Relax or socialize in the well-maintain...

### Property Info

Covered Area	<b>181</b>
Furnishing	<b>Unfurnished</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>28745</b>
Property type	<b>Apartment</b>
Condition	<b>Brand New</b>
Bathrooms	<b>2</b>

### Amenities

- Gym

### Location

**Location:** Potamos Germasogeias    Region: **Limassol**  
**Coordinates:** **34.697491 / 33.092863**

## Price: €1 658 000 + VAT

VAT for this property is **€122,655** or **€315,020**. 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>€9 160.00/m<sup>2</sup></b>		

## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
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## Price change history

€942 000 on Mar 11, 2025  
 €1 658 000 on Nov 19, 2025





