

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

For sale: Modern 1-bedroom apartment currently under construction in the sought-after Germasogeia area. Located on the third floor of a six-story building with an elevator, this property offers 58 m<sup>2</sup> of internal space, including a bright living area, one bedroom, and a contemporary bathroom. 

This new apartment will feature top energy efficiency (A+), central air conditioning, and underfloor heating for ultimate comfort. The home is designed with clean, modern lines and large windows for plenty of natural light. It is offered unfurnished, giving you the freedom to create your ideal living space.

The development is set within a secure, gated complex with excellent shared faci...

### Property Info

Covered Area	<b>58</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>28750</b>
Property type	<b>Apartment</b>
Condition	<b>Brand New</b>
Bathrooms	<b>1</b>

### Amenities

- Gym

### Location

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

## Price: €414 000 + VAT

VAT for this property is **€20,700** or **€78,660**. 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>€7 138.00/m<sup>2</sup></b>		

## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
License number	<b>344/E</b>	Legal name	<b>FOX Smart Estate Agency Network Ltd</b>
Phone: <b>+35726940150, +35725267777, +35725760781</b>			

## Price change history

€491 000 on Mar 11, 2025

€414 000 on Nov 19, 2025





