

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

For sale: Modern 1-bedroom apartment under construction in the sought-after Germasogeia area. This well-designed property is set on the third floor of a six-story building with elevator access, offering a total internal space of 58 m<sup>2</sup>. The apartment features a spacious bedroom, a contemporary bathroom, and an open-plan living area. It is delivered unfurnished, allowing you to customize your space to your taste.



The property boasts energy efficiency class A+, a centralized air conditioning system, and comfortable underfloor heating for year-round comfort. Residents will enjoy the facilities of a gated complex, including a communal swimming pool and a fully equipped gym. The buildin...

### 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>28751</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>
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## Price change history

€466 000 on Mar 11, 2025

€414 000 on Nov 19, 2025





