


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

For sale: A modern, spacious apartment under construction in the sought-after area of Germasogeia. This fourth-floor unit offers a generous internal space of 181 m<sup>2</sup>, featuring four comfortable bedrooms and three bathrooms. Unfurnished and designed for contemporary living, the apartment includes a central air conditioning system and underfloor heating, ensuring comfort throughout the year. 

Situated in a secure, gated complex, residents will enjoy access to a communal swimming pool and a well-equipped gym. The building is energy-efficient, rated A+, and is served by an elevator. The apartment is set to be completed in 2026 and is located on the fourth floor of a six-story building....

### 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>28755</b>
Property type	<b>Apartment</b>
Condition	<b>Brand New</b>
Bathrooms	<b>3</b>

### Amenities

- Gym

### Location

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

## Price: €1 752 500 + VAT

VAT for this property is **€129,646** or **€332,975**. 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>€9 682.00/m<sup>2</sup></b>		

## Representative: FOX

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## Price change history

€485 000 on Mar 11, 2025  
 €1 752 500 on Nov 19, 2025

