

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

For sale: Modern four-bedroom apartment in a brand new gated complex in Germasogeia, currently under construction and ready in 2026. Set on the fifth floor of a six-story building with elevator, this spacious apartment covers 181 m<sup>2</sup> of internal space. The layout includes an open-plan living and dining area, four comfortable bedrooms, and three stylish bathrooms, making it ideal for families seeking comfort and modern living. ✖

Designed for the highest standards, the apartment has A+ energy efficiency, underfloor heating, a central AC system, and large windows that let in natural light. Enjoy luxury amenities such as a communal swimming pool, a fully equipped gym, and private parking...

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>181</b>			Reference Number	<b>28757</b>
Furnishing	<b>Unfurnished</b>	Pool	<b>Yes</b>	Property type	<b>Apartment</b>
Heating	<b>Underfloor Heating, Yes</b>	Parking	<b>Covered, Yes</b>	Condition	<b>Brand New</b>
Air Conditioning	<b>All rooms, Yes</b>			Bathrooms	<b>3</b>

Amilities	Location	
• Gym	<b>Location:</b> Potamos Germasogeias	Region: <b>Limassol</b> Coordinates: <b>34.697491 / 33.092863</b>

## Price: €1 795 000 + VAT

VAT for this property is **€132,790** or **€341,050**. 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 Price per SQM	<b>None</b> <b>€9 917.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: FOX

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

€496 000 on Mar 11, 2025

€1 795 000 on Nov 19, 2025





