

## 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 m2 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

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>28757</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: €1 795 000 + 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	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€9 917.00/m<sup>2</sup></b>		

**Representative: FOX**

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**Price change history**

€496 000 on Mar 11, 2025  
€1 795 000 on Nov 19, 2025





