

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

For sale: A spacious, modern apartment under construction in the sought-after area of Germasogeia. This impressive home features a generous internal space of 349 square meters. Located on the top (6th) floor with an elevator, it offers sweeping views and plenty of natural light. The apartment provides five bedrooms and four well-appointed bathrooms, making it an excellent choice for families or those who enjoy entertaining guests.

This property is built to the highest standards with A+ energy efficiency, underfloor heating, and a central air conditioning system for year-round comfort. The interiors are modern, offering an unfurnished layout so you can design your dream home from sc...

### Property Info

| Covered Area     | <b>349</b>                     | Plot / Area Info |                     | Additional info  |                  |
|------------------|--------------------------------|------------------|---------------------|------------------|------------------|
| Furnishing       | <b>Unfurnished</b>             | Pool             | <b>Yes</b>          | Reference Number | <b>28762</b>     |
| Heating          | <b>Underfloor Heating, Yes</b> | Parking          | <b>Covered, Yes</b> | Property type    | <b>Apartment</b> |
| Air Conditioning | <b>All rooms, Yes</b>          |                  |                     | Condition        | <b>Brand New</b> |
|                  |                                |                  |                     | Bathrooms        | <b>4</b>         |

### Amenities

| Amenities | Location                              |  |
|-----------|---------------------------------------|--|
| • Gym     | <b>Location:</b> Potamos Germasogeias | Region: <b>Limassol</b><br>Coordinates: <b>34.697491 / 33.092863</b> |

## Price: €3 513 000 + VAT

VAT for this property is **€456,086** or **€667,470**. 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>€10 066.00/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

€1 125 000 on Mar 11, 2025

€3 513 000 on Nov 19, 2025





