

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

Unique residential high-rise complex of 23 floors with hotel facilities developed with the world's latest architecture planning trends in mind. Residents will enjoy unbelievable see panoramas and the exceptional atmosphere of comfort and relaxation in the elegant gated community with exceptional in-door amenities, such as concierge, SPA, common outdoor pool, heated indoor pool, gym, tennis court, green area, and underground parking. The complex blends ideally in the urban landscape of Limassol' sought after tourist area thanks to the well-balanced mix of sophistication, comfort and landmark design by a leading London architecture studio. Limassol's best sandy beaches, shops, restaur... ✖

### Property Info

|                        |           |
|------------------------|-----------|
| Covered Area           | <b>75</b> |
| Covered Veranda        | <b>21</b> |
| Floor Number           | <b>7</b>  |
| Total Number of Floors | <b>23</b> |
| Energy Efficiency      | <b>A</b>  |

### Plot / Area Info

Pool

**Common, Yes**

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>2809</b>      |
| Property type    | <b>Apartment</b> |
| Condition        | <b>Brand New</b> |
| Bathrooms        | <b>1</b>         |

### Amenities

### Location

**Location:** Potamos GermasogeiasRegion: **Limassol**Coordinates: **34.704743701474 / 33.103877475916**

## Price: €890 000 + VAT

VAT for this property is **€44,500** or **€169,100**. 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>€11 867.00/m<sup>2</sup></b> |                 |             |

## Representative: RealDeal Estates

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>1311</b>  | Email      | <b>info@realdeal.cy</b>                          |
| License number                           | <b>347/E</b> | Legal name | <b>Esperia Estates (Limassol-Paphos) Limited</b> |
| Phone: <b>+35725255505, +35794001333</b> |              |            |  |

## Price change history

€1 050 000 on Apr 8, 2025

€890 000 on Nov 18, 2025











