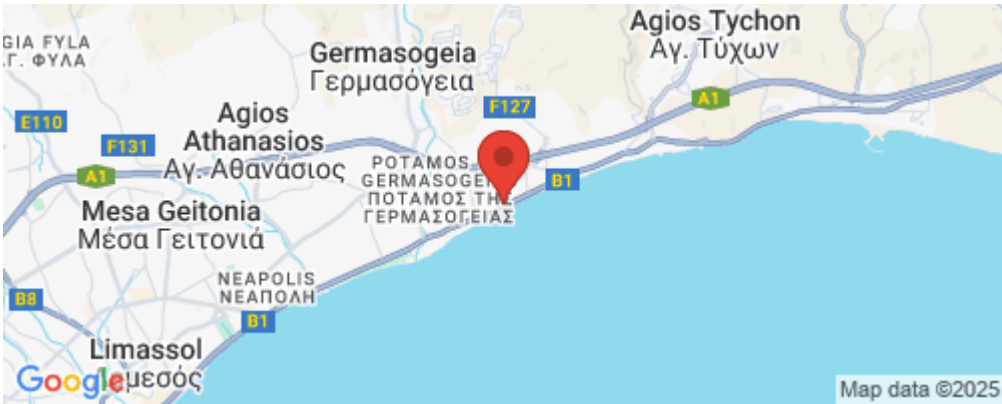


3 Bedroom Apartment for Sale in Potamos Germasogeias, Limassol District

This exceptional three-bedroom seafront apartment offers breathtaking panoramic views of the Mediterranean Sea from every angle. Its striking high-rise curvilinear design captures the essence of modern architecture and fully takes advantage of the 170-metre-long sea frontage.



Ideally located on the Limassol seafront, the apartment is easily accessible and within close proximity to luxury hotels, fine dining, and high-end shopping in one of the city’s most prestigious areas.

Residents benefit from five-star services and facilities, including a private owner’s club, concierge, extensive spa areas, indoor and outdoor swimming pools, fully equipped gyms, underground parking,...

Property Info

Covered Area	433
Covered Veranda	86
Uncovered Veranda	32
Floor Number	23
Total Number of Floors	27
Energy Efficiency	B
Heating	Underfloor Heating, Yes
Air Conditioning	All rooms, Yes

Plot / Area Info

Pool	Common, Yes
Parking	Covered, Yes

Additional info

Reference Number	2008
Property type	Apartment
Condition	Brand New
Bathrooms	4
View	Sea view

Amenities

Location



- Parking

**Location:** Potamos Germasogeias

Region: **Limassol**

Coordinates: **34.701074440652 / 33.102525483723**

[www.index.cy](http://www.index.cy) - All Cyprus Real Estate

## Price: €4 984 000 + VAT

VAT for this property is **€705,242** or **€946,960**. 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>€11 510.00/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

€4 984 000 on Apr 10, 2025













APARTMENT PLAN

