

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

This penthouse features a 35.7 m<sup>2</sup> auxiliary area located on the roof.

Location



This residential apartment building offers a unique selection of luxurious properties – featuring 11 units, from efficient 1-to 2-bedroom apartments to spacious 2-to 3-bedroom exclusive penthouses with private pools and grand roof patios – while the exterior environment offers a welcoming common outdoor pool with carefully designed green garden.

Nestled in a highly sought-after location in the Germasogeia district, this residential project promises a seamless fusion of opportunities for business and leisure. Situated only moments away from a stretch of sandy beaches and close to a host of top-tier...

Property Info		Plot / Area Info		Additional info	
Covered Area	154				
Covered Veranda	21				
Floor Number	4			Reference Number 6367	
Total Number of Floors	4	Pool	Common, Yes	Property type	<b>Apartment</b>
Energy Efficiency	A			Bathrooms	3
Heating	Underfloor Heating, Ye	es			
Air Conditioning	All rooms, Yes				

**Amenities** 



**Location:** Potamos Germasogeias

Coordinates: **34.704717241041** / **33.094435934082** 

Region: **Limassol** 



**Price: €1 070 000 + VAT** 

VAT for this property is €57,391 or €203,300. 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 Excluded

Title transfer fee ~€39 400.00

Price per SQM €6 948.00/m²

Common expenses None

## **Representative: RealDeal Estates**

Registration number 1311 Email info@realdeal.cy

License number 347/E Legal name Esperia Estates (Limassol-Paphos) Limited

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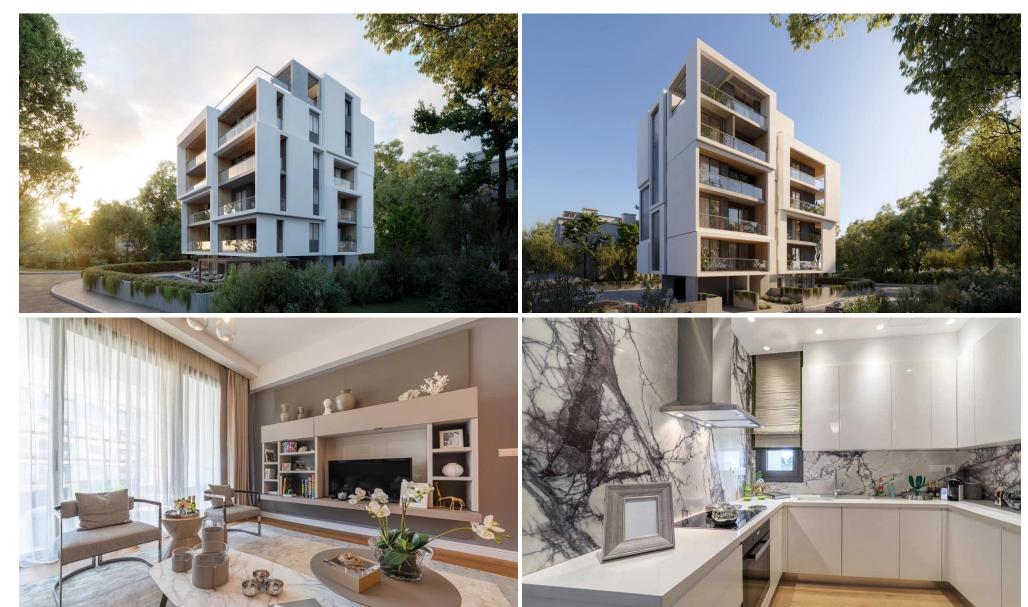
## **Price change history**

€1 070 000 on May 28, 2025











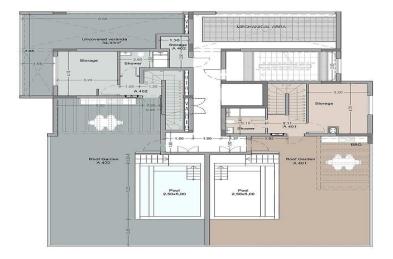




ground floor



5th floor



4th floor

