


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

This penthouse features a 71.6 m<sup>2</sup> auxiliary area located on the roof. 

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

Covered Area	<b>165</b>
Covered Veranda	<b>53</b>
Floor Number	<b>4</b>
Total Number of Floors	<b>4</b>
Energy Efficiency	<b>A</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

#### Plot / Area Info

Pool **Common, Yes**

#### Additional info

Reference Number	<b>6368</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>3</b>

#### Amenities

- Roof Garden

#### Location

**Location:** Potamos Germasogeias      Region: **Limassol**  
**Coordinates:** **34.704717241041 / 33.094435934082**

## Price: €1 420 000 + VAT

VAT for this property is **€89,073** or **€269,800**. 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>€8 606.00/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

€1 420 000 on May 28, 2025







## apartment 402



4th floor plan



ground floor plan



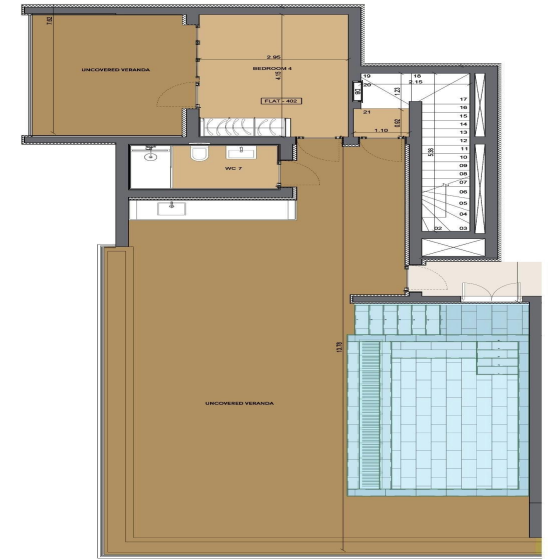
## apartment 402



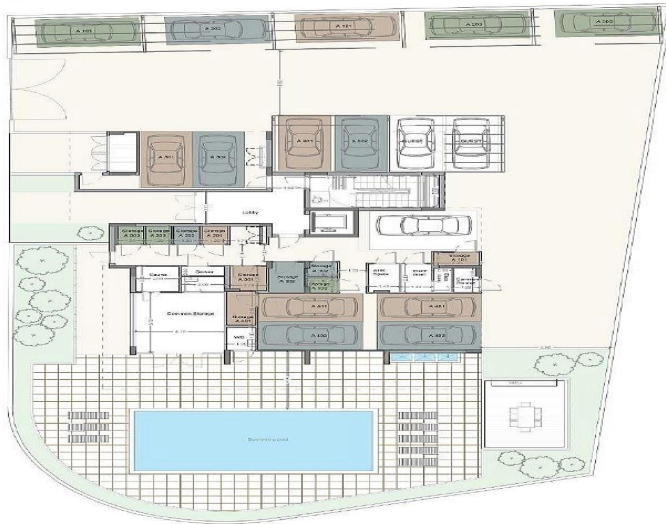
5th floor plan



ground floor plan



## ground floor



## 4th floor

