

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

Modern Club-Style Living in a Quiet Urban Neighborhood

Sophisticated Penthouse with Private Rooftop Pool and Panoramic Views

This exclusive penthouse offers an exceptional living experience, blending refined architecture with modern comfort in a tranquil city setting. Designed with attention to every detail, it combines style, space, and privacy in a seamless way.

Design & Architecture

Expansive floor-to-ceiling windows flood the interior with natural light while connecting the indoor space to the surrounding views. Large verandas extend the living area during the warm season, creating a fluid transition between inside and out. The architectural approach foc...

### Property Info

Covered Area	<b>114</b>
Covered Veranda	<b>25</b>
Floor Number	<b>3</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Pool	<b>Common, Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>237236</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2026</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

**Location:** Potamos Germasogeias Region: **Limassol**

## Price: €560 000 + VAT

VAT for this property is **€28,000** or **€106,400**. 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>€4 912.00/m<sup>2</sup></b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b>
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## Price change history

€583 495 on May 29, 2025

€560 000 on Sep 16, 2025



**Ideal Temperature**  
Underfloor heating and Air-conditioning Systems



**Panoramic Windows**  
Panoramic floor-to-ceiling insulated window with double glazing



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**Quality Materials**  
Granite Kitchentop and working area, high standard kitchen cabinets

**Great Family Moments**  
BBQ zone on the veranda

