

## 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     |                | Plot / Area Info                                |              | Additional info   |                    |
|-------------------|----------------|---|--------------|-------------------|--------------------|
| Covered Area      | 114            |   |              | Reference Number  | 237237             |
| Covered Veranda   | 25             |   |              | Property type     | Apartment          |
| Floor Number      | 4              | Pool  | Yes          | Condition         | Under Construction |
| Energy Efficiency | A              | Parking   | Covered, Yes | Construction Year | 2026               |
| Air Conditioning  | All rooms, Yes |   |              | Bathrooms         | 2                  |
| Amenities         |                | Location  |              |                   |                    |
| • Parking         |                | Location: Potamos Germasogeias Region: Limassol |              |                   |                    |

## Price: €689 990 + VAT

VAT for this property is **€34,500** or **€131,098**. 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>€6 053.00/m²</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> |
| Phone: <b>+35795129336, +35799409010</b> |              |            |  |

## Price change history

€689 990 on May 29, 2025



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



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



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



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



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



