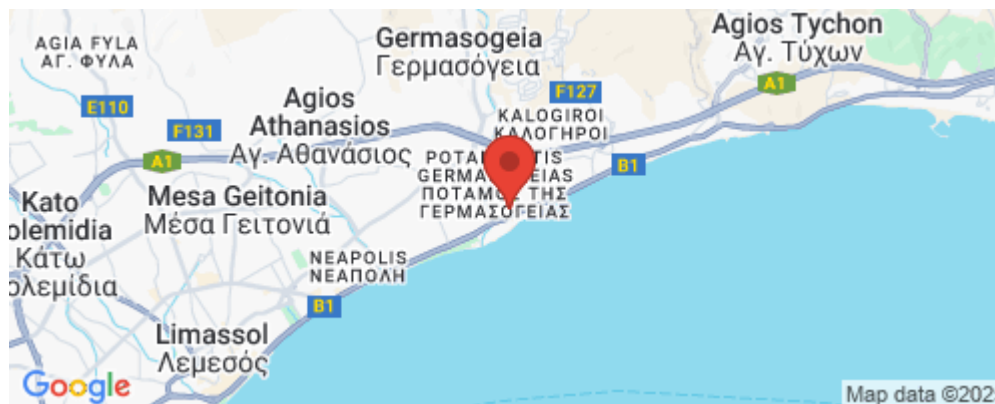


## 3 Bedroom Apartment for Sale in Potamos Germasogeias, Limassol District

The project, nestled in the coastal area of Germasogeia, Limassol, is a bold new vision of luxury living. This striking residence seamlessly blends designer apartments with tiered rooftop pool gardens and inviting outdoor spaces. It offers the ideal harmony of vibrant city life and serene coastal relaxation, with abundant entertainment options nearby, tranquil retreats, and the beach just steps away.



### Features:

- 100 meters from the beach
- Luxurious Facilities
- High Ceilings
- Luxurious Materials & Finishes
- Heating
- Underground Parking
- Lobby
- VRV System
- Photovolt...

### Property Info

|                        |                                |
|------------------------|--------------------------------|
| Covered Area           | <b>215</b>                     |
| Covered Veranda        | <b>91</b>                      |
| Floor Number           | <b>5</b>                       |
| Total Number of Floors | <b>5</b>                       |
| Heating                | <b>Underfloor Heating, Yes</b> |

### Plot / Area Info

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

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>6599</b>      |
| Property type    | <b>Apartment</b> |
| Bathrooms        | <b>3</b>         |
| View             | <b>Sea view</b>  |

- Roof Garden

**Location**

**Location:** Potamos Germasogeias

Region: **Limassol**

Coordinates: **34.698057763002 / 33.092279439924**

## Price: €2 360 400 + VAT

VAT for this property is **€217,925** or **€448,476**. 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>~€91 016.00</b>   | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€10 979.00/m²</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

€2 360 400 on Jun 5, 2025



