


## 18664

For sale: an exceptional off-plan penthouse apartment in the sought-after area of Potamos Germasogeia. This spacious home features an internal space of 86 m2, offering two bedrooms and two bathrooms, designed for comfortable modern living. 

The apartment is accessible via elevator and provides a city view from its top-floor position. Enjoy the latest in comfort with a central AC system and underfloor heating, making it an ideal choice for year-round living. The property is situated within a secure gated complex, ensuring peace of mind for residents.

Potamos Germasogeia is well known for its lively atmosphere, combining a relaxed residential feel with quick access to shopping,...

### Property Info

Covered Area	<b>86</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>197</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>18664</b>
Property type	<b>Apartment</b>
Condition	<b>Brand New</b>
Bathrooms	<b>2</b>
View	<b>City view</b>

### Amenities

- Balcony

### Location

Region: **Limassol**  
 Coordinates: **34.699010222852 / 33.095101230916**

## Price: €1 100 000 + VAT

VAT for this property is **€55,000** or **€209,000**. 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>€12 791.00/m<sup>2</sup></b>		

## Representative: Purple International Real Estate

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## Price change history

€1 020 000 on Jun 20, 2025

€1 100 000 on Jul 5, 2025

