

## for Sale in Potamos Germasogeias, Limassol District

Luxury residential complex in central Limassol, in a privileged and quite neighborhood of the tourist area, approximately half a kilometer from the seafront. The buildings are set around the landscaped garden and reaches up to 4 storeys in height. MAJOR BENEFITS:- landmark architecture from one of London's leading architects;- 500 meters from sandy beach and city amenities of Limassol's tourist area;- internal infrastructure: outdoor pool, indoor pool, gym, sauna, lounge, kids club, covered parking, large landscaped gardens;- penthouses with private pools;- high ceilings (3.15 m);- high standard finishes (parquet floors, high doors of 2.4 m, security entrance doors, thermal aluminum w... ✖

### Property Info

Covered Area	<b>152.56</b>
Furnishing	<b>Unfurnished</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

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

### Additional info

Reference Number	<b>30207</b>
Property type	
Condition	<b>Brand New</b>
Bathrooms	<b>3</b>

### Amenities

- Gym

### Location

**Location:** Potamos Germasogeias  
**Coordinates:** **34.698267040937 / 33.08855071702**

Region: **Limassol**

## Price: €2 560 000 + VAT

VAT for this property is **€132,716** or **€486,400**. 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>€16 842.00/m<sup>2</sup></b>		

## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
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## Price change history

€2 560 000 on Jul 5, 2025





