

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

#### 1-Bedroom Apartment - Limassol

Located within a secure gated community, this refined 1-bedroom apartment offers the perfect balance between modern elegance and comfortable urban living. Designed for those who appreciate aesthetics and quality, the apartment reflects contemporary architecture, sustainable design, and premium interior finishes.

Thoughtfully laid out, the living space features high ceilings (3.15 m), large double-glazed windows for ample natural light, and parquet flooring in the bedroom and living areas. A concealed A/C system and underfloor heating ensure year-round climate comfort, while marble floors and walls in the bathroom add a luxurious touch. The ki...

Property Info		Plot / Area I	Plot / Area Info		Additional info	
Covered Area	75			Deference Number	238419	
Covered Veranda	19	Pool Parking	Common, Yes Covered, Yes	Reference Number Property type Construction Year	Apartment 2027	
Floor Number	2					
Total Number of Floors	4					
Energy Efficiency	A			Bathrooms	1	

### Amenities Location

• Parking Location: Potamos Germasogeias Region: Limassol



Price: €470 000 + VAT

VAT for this property is **€23,500** or **€89,300**. 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	Excluded	Title transfer fee	~ <b>€15 400.00</b>	Common expenses	None
		Price per SOM	€6 267.00/m <sup>2</sup>		None

## **Representative: MySpace**

Registration number	229/E	Email	myspace.cyprus@gmail.com
License number	1047	Legal name	MYSPACE Real Estate/ A.SP.Thinkrealty Itd

Phone: +35795129336, +35799409010

# **Price change history**

€470 000 on Jul 31, 2025









