


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

This exclusive beachfront residence is situated in the heart of Limassol, Cyprus, offering direct access to the sea and a tranquil yet central location.  Positioned just 300 meters from Dasoudi Park, Limassol's only natural park, this development provides an exceptional coastal living experience. The project features a variety of premium residences, including two luxury beach villas, four poolside villas surrounding a stunning communal swimming pool, as well as high-end apartments and penthouses. Each unit is meticulously designed to offer uninterrupted sea views and a peaceful environment. The project showcases architectural excellence and refined design. Completed in three phases, ...

### Property Info

### Plot / Area Info

Covered Area	<b>588</b>
Covered Veranda	<b>102</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>1</b>

### Additional info

Reference Number	<b>B097-1</b>
Property type	<b>Apartment</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>1</b>

### Amenities

### Location

**Location:** Potamos Germasogeias    Region: **Limassol**  
**Coordinates:** **34.69525 / 33.09055**

## Price: €4 800 000 + VAT

VAT for this property is **€740,571** or **€912,000**. 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>~€188 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€8 163.00/m²</b>		

## Representative: Cyprus Developers Alliance (CDA Group)

Registration number	<b>Registration number 591</b>	Email	<b>sales@cyprus-alliance.com</b>
License number	<b>License 118/E</b>	Legal name	<b>Cyprus Developers Alliance (CDA Group)</b>
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## Price change history

€4 800 000 on Aug 26, 2025













