

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

A Signature Living Experience 

This exceptional 3+1 bedroom penthouse redefines luxury living with expansive interior spaces, elegant modern design, and your own private rooftop oasis. Located just steps from Dasoudi Beach in one of Limassol's most desirable neighborhoods, this home is part of an exclusive gated complex offering privacy, comfort, and refined coastal living.

The penthouse features:

A sun-drenched open-plan living area

Three spacious bedrooms, including a master with en-suite

An additional room perfect for a home office, guest room, or maid's quarters

A private rooftop garden (105 m<sup>2</sup>) with panoramic city and sea views

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### Property Info

Covered Area	<b>127.8</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>31206</b>
Property type	<b>Apartment</b>
Condition	<b>Brand New</b>
Bathrooms	<b>3</b>
View	<b>City view</b>

### Amenities

- Garden

### Location

**Location:** Potamos Germasogeias      Region: **Limassol**  
 Coordinates: **34.692649 / 33.080357**

## Price: €1 262 000 + VAT

VAT for this property is **€63,100** or **€239,780**. 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>€9 937.00/m<sup>2</sup></b>		

## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
License number	<b>344/E</b>	Legal name	<b>FOX Smart Estate Agency Network Ltd</b>
Phone: <b>+35726940150, +35725267777, +35725760781</b>			

## Price change history

€1 210 000 on Sep 20, 2025

€1 262 000 on Nov 19, 2025



