

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

A rare opportunity to own a luxurious 3+1 bedroom penthouse, located in Limassol's sought-after Dasoudi area, just moments from the beach, park, and city amenities.

### Property Details:

Total Covered Area: 141.2 m<sup>2</sup>

Internal Area: 120.8 m<sup>2</sup>

Covered Veranda: 20.4 m<sup>2</sup>

Uncovered Veranda: 9.4 m<sup>2</sup>

Private Roof Garden: 105 m<sup>2</sup>

Private Swimming Pool

Storage Room: 5.3 m<sup>2</sup>

1 Covered Parking Space

### Highlights:

Gated complex with 24/7 CCTV

Modern architecture & high-quality finishes

VRV air conditioning & underfloor heating

Access to communal swimming pool

Prime location near the beach, sho...



		Plot / Area Info		Additional info	
Covered Area	<b>141.2</b>			Reference Number	<b>31215</b>
Furnishing	<b>Unfurnished</b>	Pool	<b>Yes</b>	Property type	<b>Apartment</b>
Heating	<b>Underfloor Heating, Yes</b>	Parking	<b>Covered, Yes</b>	Condition	<b>Brand New</b>
Air Conditioning	<b>All rooms, Yes</b>			Bathrooms	<b>3</b>

**Amenities**

	<b>Location</b>	
• Balcony	<b>Location:</b> Potamos Germasogeias	Region: <b>Limassol</b>

Coordinates: **34.697491 / 33.092863**

## Price: €1 416 000 + VAT

VAT for this property is **€70,800** or **€269,040**. 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>€10 043.00/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

€1 400 000 on Sep 20, 2025

€1 416 000 on Nov 19, 2025





