


## 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...

Covered Area **141.2**  
Furnishing **Unfurnished**  
Heating **Underfloor Heating, Yes**  
Air Conditioning **All rooms, Yes**

### Amenities

- Balcony

### Plot / Area Info

Pool **Yes**  
Parking **Covered, Yes**

### Additional info

Reference Number **31215**  
Property type **Apartment**  
Condition **Brand New**  
Bathrooms **3**

### Location

**Location:** Potamos Germasogeias      Region: **Limassol**  
**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

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## Price change history

€1 400 000 on Sep 20, 2025

€1 416 000 on Nov 19, 2025

