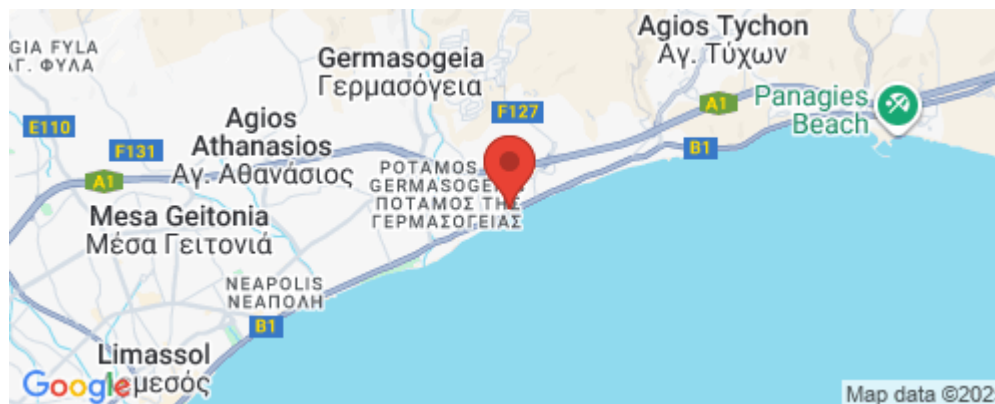


## 4 Bedroom Apartment for Sale in Potamos Germasogeias, Limassol District

This splendid 13th-floor end unit in a high-rise seafront building offers numerous exclusive features. Situated in a development with only four apartments per floor, this freehold property ensures privacy and tranquility with 24/7 security.

The apartment consists of 4 bedrooms and 5 bathrooms, making it an ideal space for families or those who enjoy extra room. The wrap-around balcony provides breathtaking, unobstructed views of both the sea and the mountains.

The interior is fitted with premium appliances including an integrated washing machine, dishwasher, and tumble dryer. Underfloor heating and full air conditioning in every room ensure comfort year-round. Modern convenien...



### Property Info

Covered Area	<b>238</b>
Covered Veranda	<b>63</b>
Floor Number	<b>13</b>
Total Number of Floors	<b>26</b>
Furnishing	<b>Furnished</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Pool	<b>Common, Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>9703</b>
Property type	<b>Apartment</b>
Condition	<b>Brand New</b>
Construction Year	<b>2021</b>
Bathrooms	<b>5+</b>

### Amenities

- Parking

### Location

**Location:** Potamos Germasogeias      Region: **Limassol**  
**Coordinates:** **34.700907 / 33.102304**

## Price: €2 100 000 + VAT

VAT for this property is **€213,706** or **€399,000**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€8 824.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

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License number	<b>517/E</b>	Legal name	<b>ConceptRealty Ltd</b>
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## Price change history

€2 100 000 on Oct 8, 2025

