

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

Just 500 meters from Limassol's famous beaches, this exquisite four-bedroom penthouse offers unmatched luxury and style. Its contemporary design harmonizes with Mediterranean surroundings, providing an exclusive retreat. 

The penthouse features a private rooftop pool and expansive terraces, perfect for relaxation or entertaining. Bright and spacious, the open-plan living and dining area is enhanced by floor-to-ceiling thermal aluminum windows that seamlessly merge indoor and outdoor spaces. The modern kitchen is both practical and elegant, while all four bedrooms ensure privacy and comfort. The master suite includes an en-suite bathroom and direct access to the terrace.

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### Property Info

|                        |                                |
|------------------------|--------------------------------|
| Covered Area           | <b>70</b>                      |
| Covered Veranda        | <b>14</b>                      |
| Floor Number           | <b>2</b>                       |
| Total Number of Floors | <b>6</b>                       |
| Furnishing             | <b>Unfurnished</b>             |
| Heating                | <b>Underfloor Heating, Yes</b> |
| Air Conditioning       | <b>All rooms, Yes</b>          |

### Plot / Area Info

Pool  
Parking

**Common, Yes**  
**Covered, Yes**

### Additional info

|                   |                  |
|-------------------|------------------|
| Reference Number  | <b>10741</b>     |
| Property type     | <b>Apartment</b> |
| Condition         | <b>Brand New</b> |
| Construction Year | <b>2024</b>      |
| Bathrooms         | <b>1</b>         |

### Amenities

| Location                                  |                         |
|---|-------------------------|
| <b>Location:</b> Potamos Germasogeias     | Region: <b>Limassol</b> |
| Coordinates: <b>34.699933 / 33.090153</b> |                         |

## Price: €530 000 + VAT

VAT for this property is **€26,500** or **€100,700**. 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<br>Price per SQM | <b>None</b><br><b>€7 571.00/m<sup>2</sup></b> | Common expenses | <b>None</b> |
|-----|-----------------|-------------------------------------|---|-----------------|-------------|

## Representative: Cyprus Sotheby's International Realty

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>1013</b>  | Email      | <a href="mailto:info@cyprus-sothebysrealty.com">info@cyprus-sothebysrealty.com</a> |
| License number                           | <b>517/E</b> | Legal name | <b>ConceptRealty Ltd</b>   |
| Phone: <b>+35726080180, +35797612926</b> |              |            |  |

## Price change history

€530 000 on Oct 8, 2025





| 1 BEDROOM                                       |
|---|
| Apartments                                      |
| 104, 204, 304                                   |
| Indoor area                                     |
| 56.26m <sup>2</sup>                             |
| Covered Veranda                                 |
| 14.57m <sup>2</sup>                             |
| Total area                                      |
| from 94.74m <sup>2</sup> to 95.59m <sup>2</sup> |

