

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

Nestled in the elite coastal neighborhood of Germasogeia, Limassol, this exquisite residential complex redefines luxury living with its architectural brilliance and attention to detail. Offering a curated collection of 16 residences, including a breathtaking penthouses with a private rooftop oasises and 14 refined apartments, this property sets a new benchmark for modern elegance.



Each residence has been thoughtfully designed to combine aesthetic appeal with functionality. High ceilings, panoramic windows, and expansive terraces blur the line between indoor and outdoor spaces, inviting natural light to fill the interiors. Premium features such as VRV climate control, underfloor heat...

#### Property Info

#### Plot / Area Info

#### Additional info

Covered Area	<b>162</b>
Covered Veranda	<b>38</b>
Floor Number	<b>5</b>
Total Number of Floors	<b>5</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

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

Reference Number	<b>10935</b>
Property type	<b>Apartment</b>
Bathrooms	<b>3</b>

#### Amenities

#### Location

- Parking

**Location:** Potamos Germasogeias      Region: **Limassol**  
 Coordinates: **34.698056 / 33.092222**

## Price: €2 360 400 + VAT

VAT for this property is **€142,498** or **€448,476**. 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>~€91 016.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€14 570.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

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

## Price change history

€2 360 400 on Oct 8, 2025









