

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

In one of Limassol's most prestigious districts, a new chapter of refined urban living unfolds. This boutique business-class+ residence seamlessly blends striking architecture, intelligent engineering, and thoughtfully curated amenities to offer an elevated lifestyle experience. ✖

Spacious one- to three-bedroom apartments feature 3-meter ceilings, underfloor water heating, and energy-efficient VRV climate systems for year-round comfort. Each residence opens onto a large private terrace with full-height windows, allowing natural light and garden views to flow in while maintaining a sense of privacy and calm.

At the pinnacle of the project are two exclusive three-bedroom penthou...

### Property Info

### Plot / Area Info

### Additional info

Covered Area **102**

Covered Veranda **19**

Uncovered Veranda **2**

Floor Number **1**

Total Number of Floors **4**

Furnishing **Unfurnished**

Energy Efficiency **A**

Heating **Underfloor Heating, Yes**

Air Conditioning **All rooms, Yes**

Pool **Common, Yes**

Parking **Covered, Yes**

Reference Number **13060**

Property type **Apartment**

Bathrooms **2**

### Amenities

### Location

- Parking

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

Coordinates: **34.703519 / 33.084259**

## Price: €720 000 + VAT

VAT for this property is **€36,000** or **€136,800**. 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>~€25 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€7 059.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€720 000 on Oct 8, 2025



