

## 3 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. X

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...

<b>Property Info</b>		<b>Plot / Area Info</b>		<b>Additional info</b>	
Covered Area	<b>156</b>				
Covered Veranda	<b>28</b>				
Uncovered Veranda	<b>34</b>				
Floor Number	<b>4</b>			Reference Number	<b>13074</b>
Total Number of Floors	<b>4</b>	Pool	<b>Common, Yes</b>	Property type	<b>Apartment</b>
Furnishing	<b>Unfurnished</b>			Bathrooms	<b>4</b>
Energy Efficiency	<b>A</b>				
Heating	<b>Underfloor Heating, Yes</b>				
Air Conditioning	<b>All rooms, Yes</b>				
<b>Amenities</b>		<b>Location</b>			
• Elevator		<b>Location:</b> Potamos Germasogeias		Region: <b>Limassol</b>	
Coordinates: <b>34.703519 / 33.084259</b>					

## Price: €1 900 000 + VAT

VAT for this property is **€105,231** or **€361,000**. 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 Price per SQM	<b>~€72 600.00</b> <b>€12 179.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## 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

€1 900 000 on Oct 8, 2025





