

## 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. ✖

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

Covered Area	<b>156</b>
Covered Veranda	<b>28</b>
Uncovered Veranda	<b>34</b>
Floor Number	<b>4</b>
Total Number of Floors	<b>4</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Pool **Common, Yes**

### Additional info

Reference Number **13074**  
 Property type **Apartment**  
 Bathrooms **4**

### Amenities

- Elevator

### Location

**Location:** Potamos Germasogeias      Region: **Limassol**  
**Coordinates:** **34.703519 / 33.084259**

## 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	<b>~€72 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€12 179.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€1 900 000 on Oct 8, 2025





