

## 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          |                              | Plot / Area I | Plot / Area Info |                        | Additional info  |  |
|------------------------|------------------------------|---------------|------------------|------------------------|------------------|--|
| Covered Area           | 156                          |               |                  |                        |                  |  |
| Covered Veranda        | 28                           |               |                  |                        |                  |  |
| Uncovered Veranda      | 34                           |               |                  |                        |                  |  |
| Floor Number           | 4                            |               |                  | Reference Number 13074 |                  |  |
| Total Number of Floors | 4                            | Pool          | Common, Yes      | Property type          | <b>Apartment</b> |  |
| Furnishing             | Unfurnished                  |               |                  | Bathrooms              | 4                |  |
| Energy Efficiency      | Α                            |               |                  |                        |                  |  |
| Heating                | <b>Underfloor Heating, Y</b> | 'es           |                  |                        |                  |  |
| Air Conditioning       | All rooms, Yes               |               |                  |                        |                  |  |

Amenities Location

• Elevator 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 Excluded

Title transfer fee ~€72 600.00

Price per SQM €12 179.00/m²

Common expenses None

## Representative: Cyprus Sotheby's International Realty

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## **Price change history**

€1 900 000 on Oct 8, 2025

















