


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

Perched in the heart of prestigious Germasogeia, this magnificent full-floor penthouse offers a lifestyle of elegance, comfort, and sweeping 280° views over Limassol's dynamic skyline. Designed with an emphasis on space, light, and fluidity, the residence perfectly blends modern luxury with everyday functionality. 

The thoughtfully arranged layout includes four generously sized bedrooms, two of which feature stylish en-suite bathrooms, and a third luxurious guest bathroom. A fully equipped kitchen connects seamlessly to the expansive living and dining areas, creating a natural flow for relaxation and entertaining.

The vast rooftop terrace invites you to unwind in style—com...

### Property Info

Covered Area	<b>225</b>
Covered Veranda	<b>14</b>
Uncovered Veranda	<b>28</b>
Floor Number	<b>3</b>
Total Number of Floors	<b>3</b>
Furnishing	<b>Furnished</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Pool

**Common, Yes**

### Additional info

Reference Number	<b>14258</b>
Property type	<b>Apartment</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2022</b>
Bathrooms	<b>3</b>

### Amenities

### Location

**Location:** Potamos Germasogeias      Region: **Limassol**  
**Coordinates:** **34.699316 / 33.075589**

**Price: €1 250 000 + VAT**

VAT for this property is **€120,833** or **€237,500**. 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>~€46 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 556.00/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**

€1 250 000 on Oct 9, 2025









