

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

Penthouse 402 is a three-bedroom unit on the top (fourth) floor with an internal area of 106 m<sup>2</sup>. It includes a total roof area of 105 m<sup>2</sup>, which features a private swimming pool on the 63 m<sup>2</sup> roof garden, along with an additional 42 m<sup>2</sup> of auxiliary space.



This luxury gated residential complex will be located at the heart of Limassol's tourist area Germasogeia, with 200 meters of proximity to the sea and the famous eucalyptus park Dassoudi.

The complex will consist of only six luxury 2- and 3-bedroom apartments and two 2-bedroom luxury penthouses.

Its residents will enjoy in-door amenities, such as a common swimming pool and spacious parking. Each apartment will be...

#### Property Info

#### Plot / Area Info

#### Additional info

|                        |                                |         |                     |                  |                  |
|------------------------|--------------------------------|---------|---------------------|------------------|------------------|
| Covered Area           | <b>129</b>                     |         |                     |                  |                  |
| Covered Veranda        | <b>23</b>                      |         |                     | Reference Number | <b>9452</b>      |
| Floor Number           | <b>4</b>                       | Pool    | <b>Yes</b>          | Property type    | <b>Apartment</b> |
| Total Number of Floors | <b>4</b>                       | Parking | <b>Covered, Yes</b> | Bathrooms        | <b>4</b>         |
| Heating                | <b>Underfloor Heating, Yes</b> |         |                     |                  |                  |
| Air Conditioning       | <b>All rooms, Yes</b>          |         |                     |                  |                  |

#### Amenities

#### Location

- Roof Garden

**Location:** Potamos Germasogeias

Region: **Limassol**

Coordinates: **34.699019230684 / 33.095015283705**

## Price: €1 410 000 + VAT

VAT for this property is **€70,500** or **€267,900**. 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.

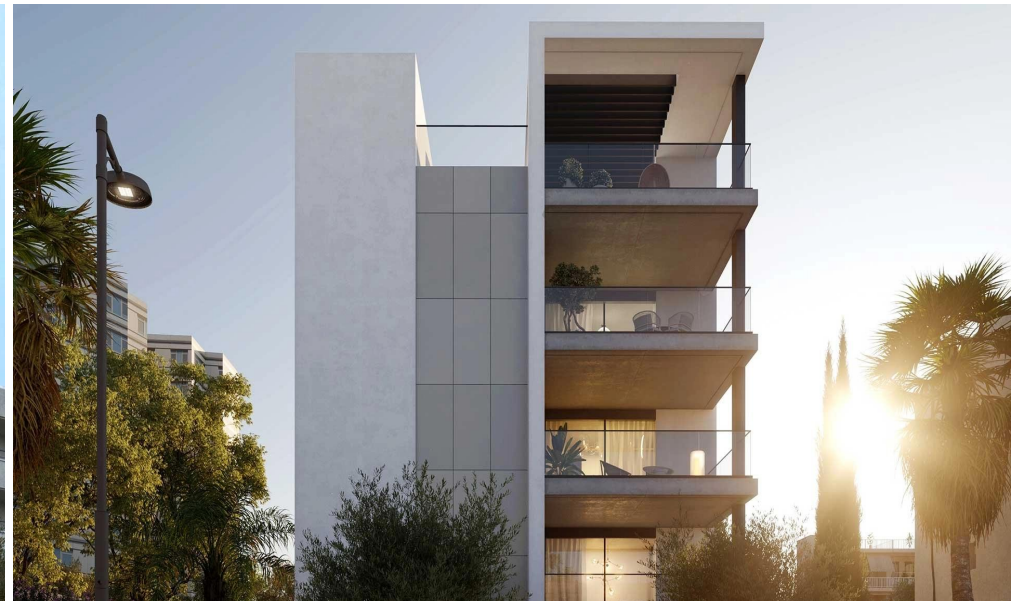
|     |                 |                    |                                 |                 |             |
|-----|-----------------|--------------------|---------------------------------|-----------------|-------------|
| VAT | <b>Excluded</b> | Title transfer fee | <b>~€53 000.00</b>              | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€10 930.00/m<sup>2</sup></b> |                 |             |

## Representative: RealDeal Estates

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>1311</b>  | Email      | <b>info@realdeal.cy</b>                          |
| License number                           | <b>347/E</b> | Legal name | <b>Esperia Estates (Limassol-Paphos) Limited</b> |
| Phone: <b>+35725255505, +35794001333</b> |              |            |  |

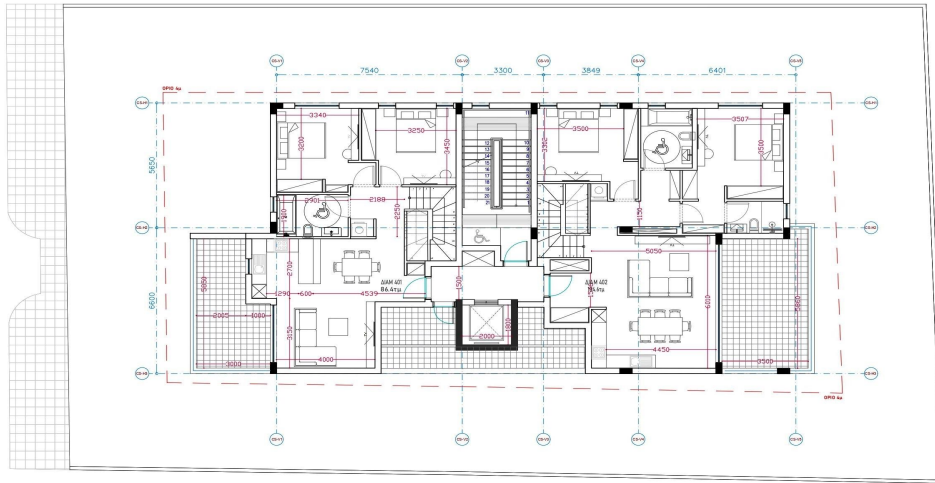
## Price change history

€1 410 000 on Oct 16, 2025





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