

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^2 . It includes a total roof area of 105 m^2 , which features a private swimming pool on the 63 m^2 roof garden, along with an additional 42 m^2 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	129				
Covered Veranda	23			Deference Number	0.452
Floor Number	4	Pool	Yes	Reference Number	9452
Total Number of Floors	4	Parking	Covered, Yes	Property type	Apartment
Heating	Underfloor Heating, Yes			Bathrooms	4
Air Conditioning	All rooms, Yes				

Amenities Location



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 Excluded

Title transfer fee ~€53 000.00

Price per SQM €10 930.00/m²

Common expenses None

Representative: RealDeal Estates

Registration number 1311 Email info@realdeal.cy

License number 347/E Legal name Esperia Estates (Limassol-Paphos) Limited

Phone: **+35725255505**, **+35794001333**

Price change history

€1 410 000 on Oct 16, 2025







