


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

One-bedroom apartment 301, with a internal area of 58 m<sup>2</sup>, is located on the third floor of a twenty-five-storey building. 

A landmark 25 storey residential building with 81 luxury apartments and penthouses in a prominent and central location of Limassol. Facing south to the sea the 116m Tower sits within private luxurious gardens.

Inspired by the essence of coastal living and the textures of the seashore, the geometry of the building exhibits a dramatic modern facade defined by an eye-catching envelope in shimmering colour variations of bronze aluminum panels that incorporate high-performance, energy saving glass that reflects the sky.

All apartments designed to take ...

### Property Info

|                        |                                |
|------------------------|--------------------------------|
| Covered Area           | <b>67</b>                      |
| Covered Veranda        | <b>9</b>                       |
| Floor Number           | <b>3</b>                       |
| Total Number of Floors | <b>23</b>                      |
| Heating                | <b>Underfloor Heating, Yes</b> |
| Air Conditioning       | <b>All rooms, Yes</b>          |

### Plot / Area Info

|         |                       |
|---------|-----------------------|
| Pool    | <b>Common, Yes</b>    |
| Parking | <b>Uncovered, Yes</b> |

### Additional info

|                  |                           |
|------------------|---------------------------|
| Reference Number | <b>10363</b>              |
| Property type    | <b>Apartment</b>          |
| Condition        | <b>Under Construction</b> |
| Bathrooms        | <b>1</b>                  |

### Amenities

- Parking

### Location

**Location:** Potamos Germasogeias  
**Coordinates:** **34.698190075731 / 33.091206550598**

Region: **Limassol**

## Price: €579 150 + VAT

VAT for this property is **€28,958** or **€110,039**. 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>None</b>                    | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€8 644.00/m<sup>2</sup></b> |                 |             |

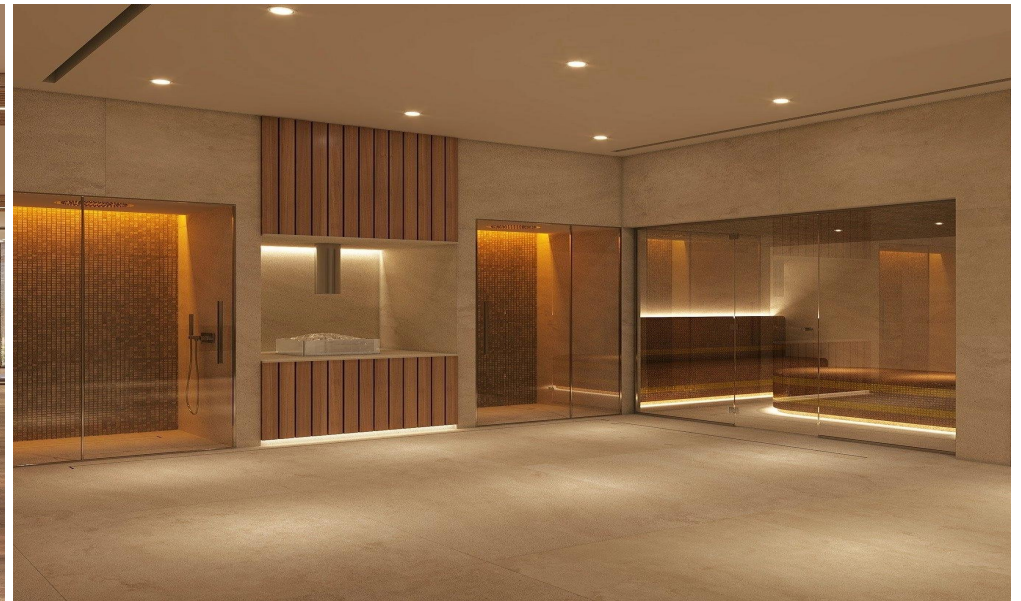
## Representative: RealDeal Estates

|  |              |            |  |
|--|--------------|------------|--|
| 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

€579 150 on Nov 14, 2025

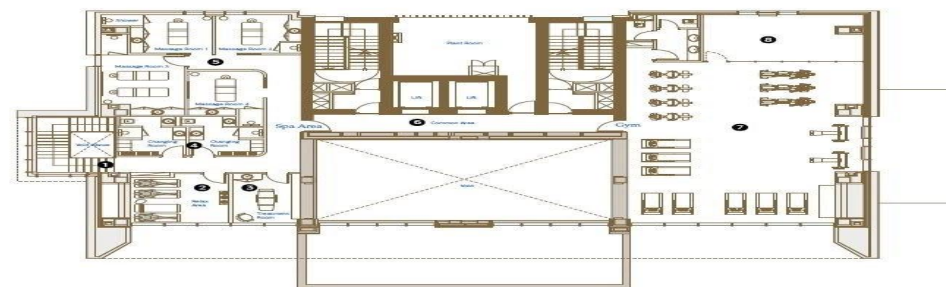
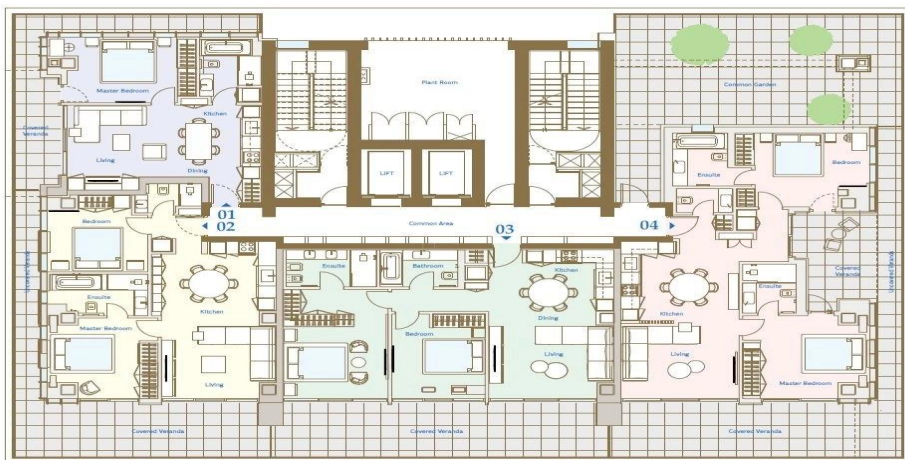






3<sup>rd</sup> & 14<sup>th</sup> Executive Garden Apartments

Mezzanine - Spa & Gym 1<sup>st</sup>



- SPA & GYM**
- 01 Stair to Lower Spa
  - 02 Relaxation Area
  - 03 Treatment Room
  - 04 Changing Rooms
  - 05 Massage Rooms
  - 06 Elevators
  - 07 Fully Equipped Gym
  - 08 Yoga & Pilates Area



## MP Master Plan

### LEGEND

- 01 Main Gated Entrance
- 02 Water Feature Parking
- 03 Underground Parking
- 04 Parking
- 05 Building Entrance
- 06 Building Ground Level
- 07 Swimming Pool Area
- 08 Swimming Pool
- 09 Kids Swimming Pool
- 10 Lounge Area
- 11 Showers / Changing room / WC
- 12 Multi-Functional Sport Tennis Court
- 13 Table Tennis
- 14 Outdoor Fitness Equipment
- 15 Gardens

