

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

One-bedroom apartment 401, with a internal area of 58 m<sup>2</sup>, is located on the fourth floor of a twenty-five-storey building. X

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		Plot / Area Info		Additional info	
Covered Area	<b>67</b>				
Covered Veranda	<b>9</b>			Reference Number	<b>10371</b>
Floor Number	<b>4</b>	Pool	<b>Common, Yes</b>	Property type	<b>Apartment</b>
Total Number of Floors	<b>25</b>	Parking	<b>Uncovered, Yes</b>	Condition	<b>Under Construction</b>
Heating	<b>Underfloor Heating, Yes</b>			Bathrooms	<b>1</b>
Air Conditioning	<b>All rooms, Yes</b>				

Amenities	Location	Region: Limassol
• Parking	<b>Location:</b> Potamos Germasogeias <b>Coordinates:</b> 34.698190075731 / 33.091206550598	

## Price: €574 860 + VAT

VAT for this property is **€28,743** or **€109,223**. 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.

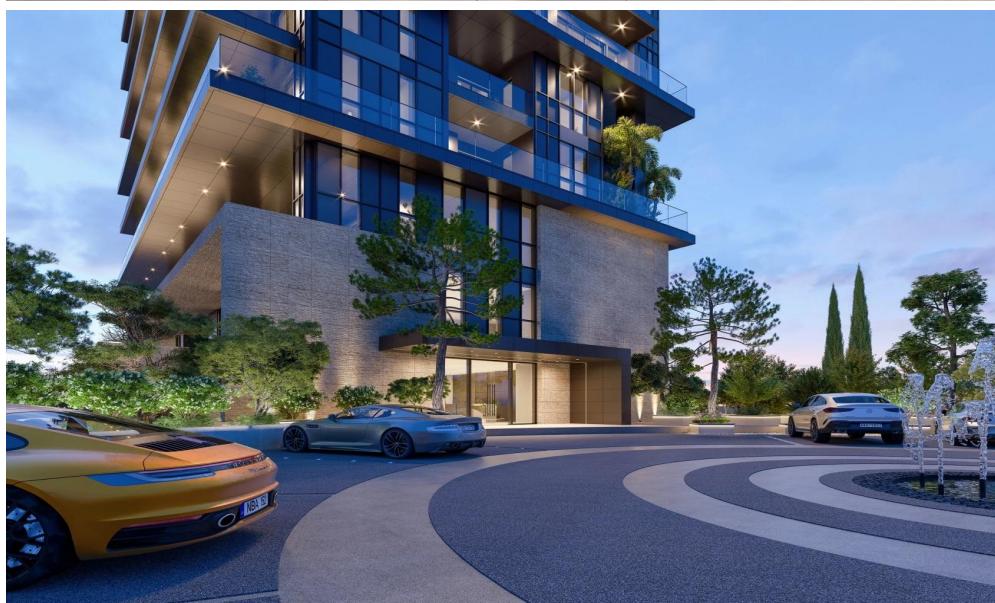
VAT	<b>Excluded</b>	Title transfer fee Price per SQM	<b>None</b> <b>€8 580.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
-----	-----------------	-------------------------------------	---	-----------------	-------------

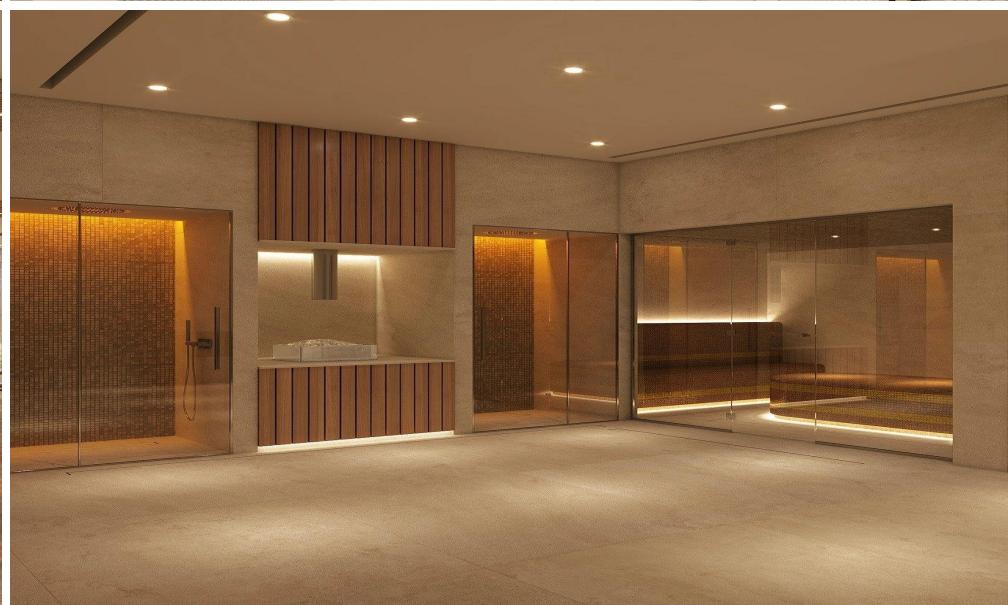
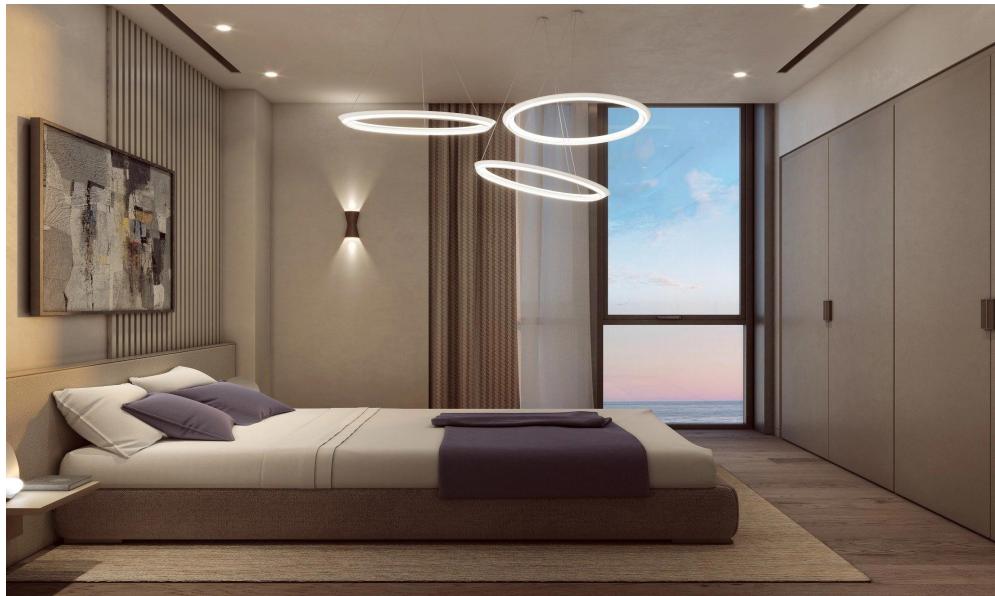
## Representative: RealDeal Estates

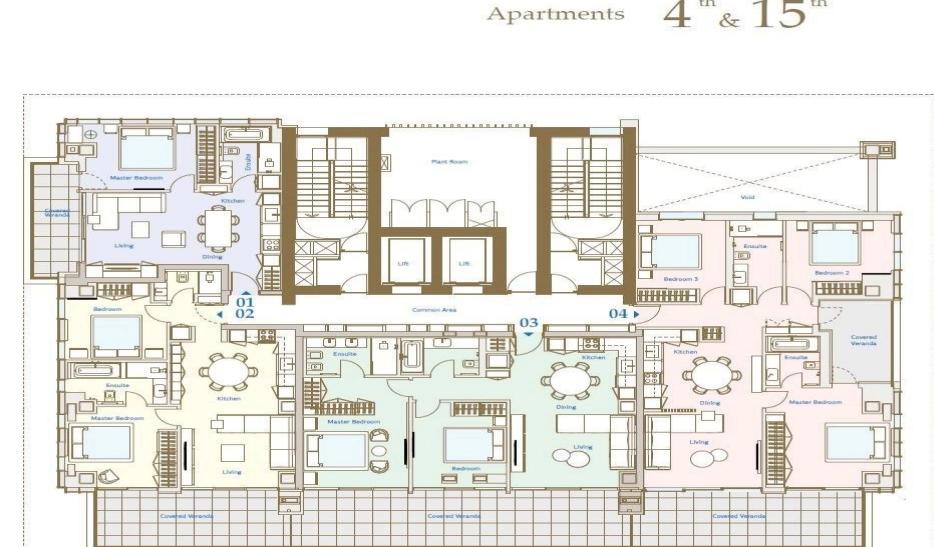
Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
License number	<b>347/E</b>	Legal name	<b>Esperia Estates (Limassol-Paphos) Limited</b>
Phone: <b>+35725255505, +35794001333</b>			

## Price change history

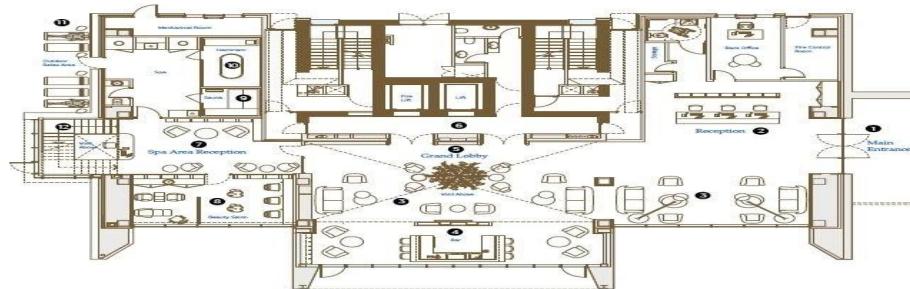
€574 860 on Nov 14, 2025







GF Ground Floor - Lobby & Spa



**LOBBY RECEPTION**

- 01 Entrance
- 02 Reception
- 03 Lounge Area
- 04 Reception
- 05 Grand Lobby
- 06 Elevators

**SPA**

- 07 Spa Reception
- 08 Beauty Salon
- 09 Sauna
- 10 Steam Room
- 11 Relaxation Area
- 12 Stair to Upper Spa & Gym

MP Master Plan

**LEGEND**

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

