


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

Two-bedroom apartment 2004, with a internal area of 71 m<sup>2</sup>, is located on the twentieth 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 ...

### Property Info

Covered Area	<b>122</b>
Covered Veranda	<b>31</b>
Floor Number	<b>20</b>
Total Number of Floors	<b>25</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Pool	<b>Common, Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>10374</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

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

## Price: €1 000 000 + VAT

VAT for this property is **€50,000** or **€190,000**. 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>€8 197.00/m<sup>2</sup></b>		

## Representative: RealDeal Estates

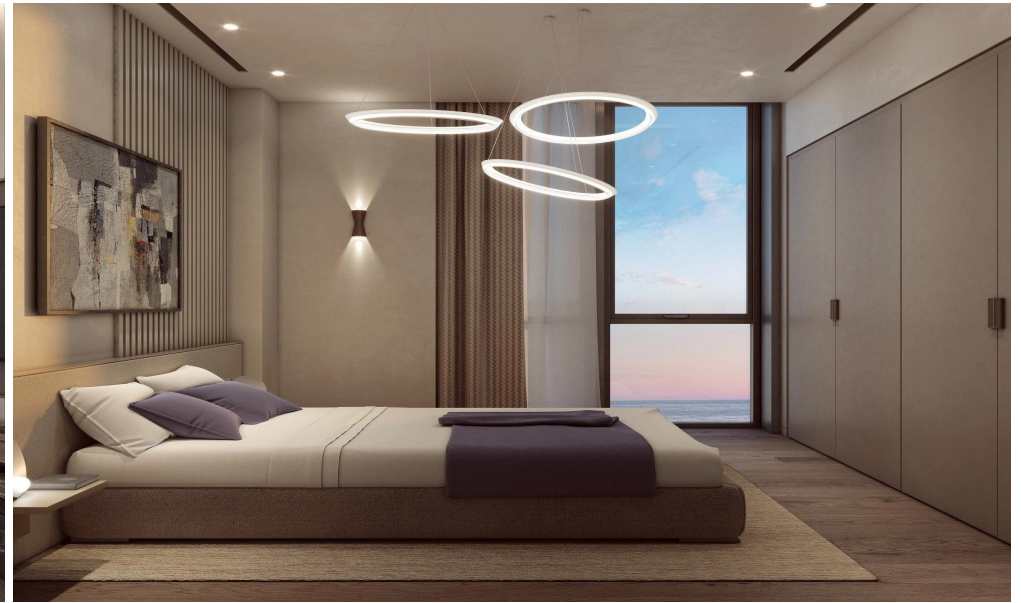
Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
License number	<b>347/E</b>	Legal name	<b>Esperia Estates (Limassol-Paphos) Limited</b>
Phone: <b>+35725255505, +35794001333</b>			

## Price change history

€1 000 000 on Nov 14, 2025





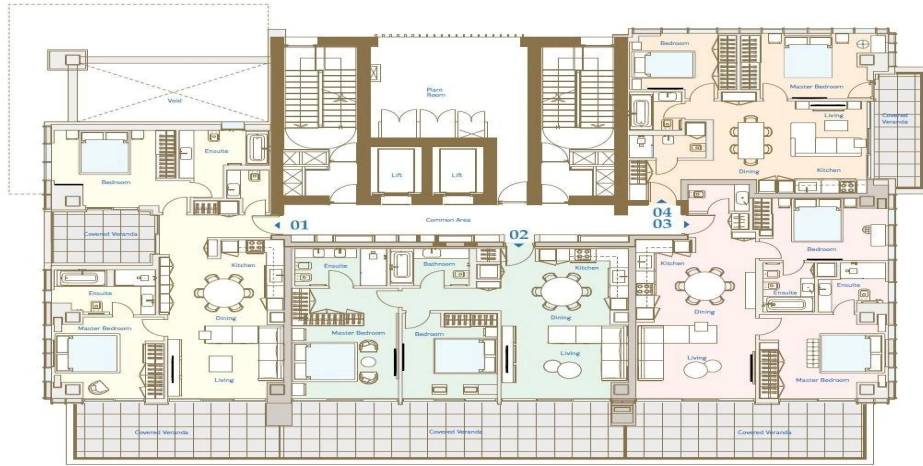




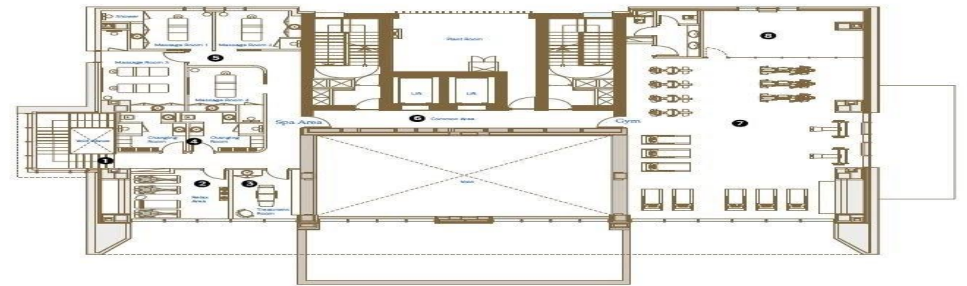




## Executive Apartments 20<sup>th</sup>

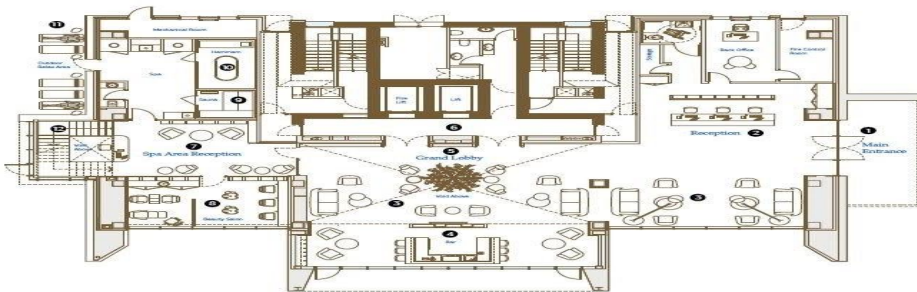


## Mezzanine - Spa & Gym 1<sup>st</sup>



- 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

## GF Ground Floor - Lobby & Spa



- |                        |                             |
|------------------------|-----------------------------|
| <b>LOBBY RECEPTION</b> | <b>SPA</b>                  |
| 01 Entrance            | 07 Spa Reception            |
| 02 Reception           | 08 Beauty Salon             |
| 03 Lounge Area         | 09 Sauna                    |
| 04 Bar                 | 10 Hammam                   |
| 05 Grand Lobby         | 11 Relaxation Area          |
| 06 Elevators           | 12 Stair to Upper Spa & Gym |

## MP Master Plan

- LEGEND**
- 01 Main Gated Entrance
  - 02 Water Features 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

