

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

Four-bedroom penthouse 2301, with a internal area of 284 m<sup>2</sup> and roof garden, is located on the twenty-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 ap...

### Property Info

Covered Area	<b>354</b>
Floor Number	<b>23</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>Uncovered, Yes</b>

### Additional info

Reference Number	<b>10375</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>4</b>

### Amenities

- Roof Garden

### Location

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

## Price: €5 854 800 + VAT

VAT for this property is **€765,093** or **€1,112,412**. 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>€16 539.00/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

€5 854 800 on Nov 14, 2025

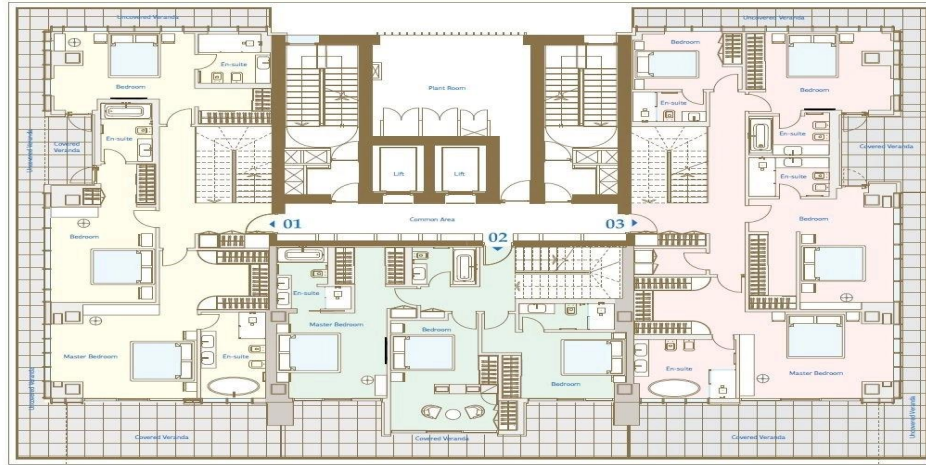




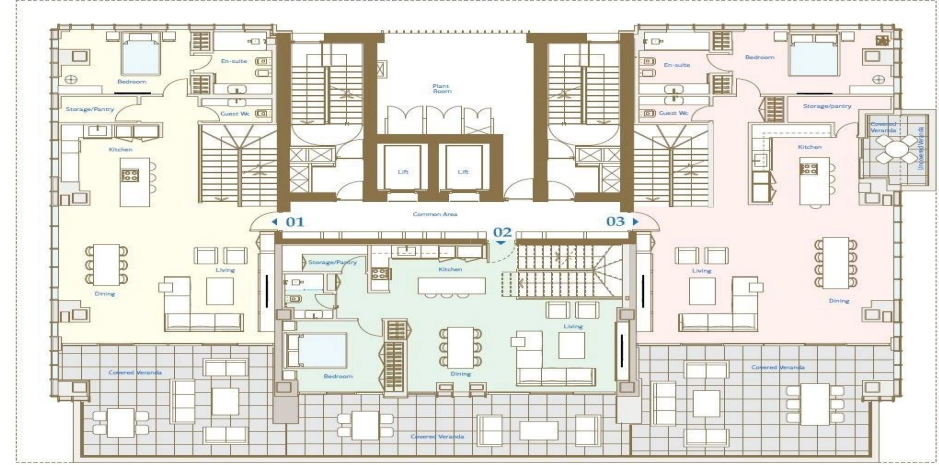




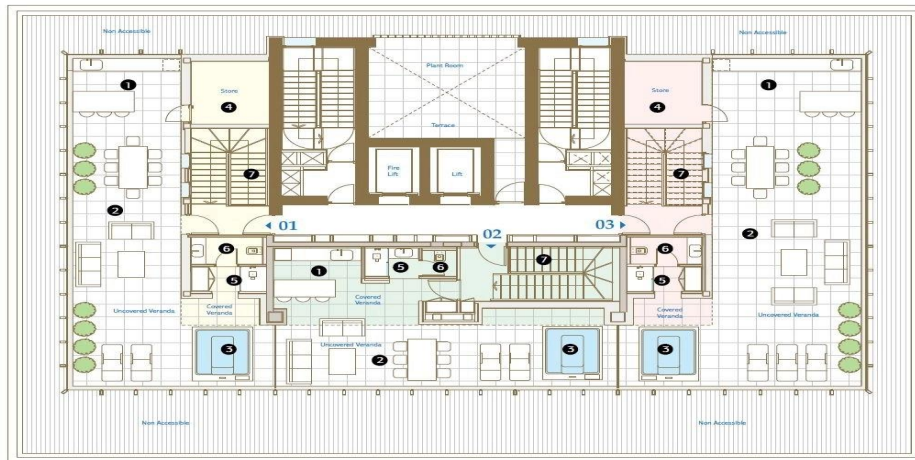
## 23<sup>rd</sup> Penthouse Apartments - Bedrooms



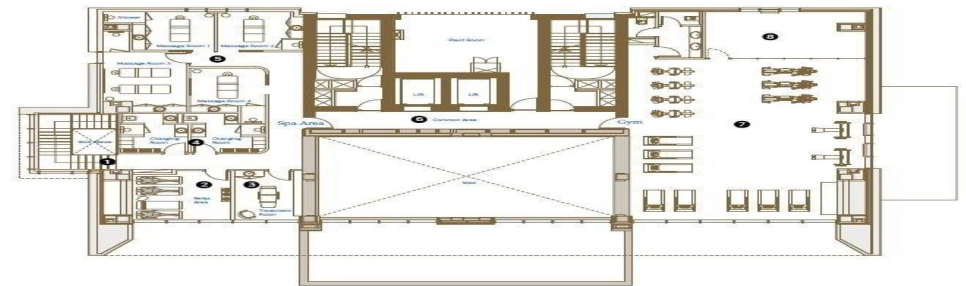
## Penthouse Apartments - Living 24<sup>th</sup>



## 25<sup>th</sup> Penthouse Roof Gardens



## 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 Cabal 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

