

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

A Masterpiece of Luxury Just Steps from the Sea



Introducing an exceptional apartment in one of Limassol's most coveted coastal areas. This prestigious residence is part of a premium residential development celebrated for its architectural elegance, timeless design, and resort-style lifestyle.

Key Details:

- 4 + 1 bedrooms
- 4 W/C
- Internal Area: 211.6 m<sup>2</sup>
- Covered Verandas: 70.4 m<sup>2</sup>
- Covered BBQ Area: 58.4 m<sup>2</sup>
- Covered Sun Deck: 68.4 m<sup>2</sup>
- Covered Garden: 23.8 m<sup>2</sup>
- Total Covered Area: 432.6 m<sup>2</sup>
- Floor: 8
- Underfloor heating
- Smart Home technology
- Breathtak...

### Property Info

Covered Area	<b>212</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

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

### Additional info

Reference Number	<b>15484</b>
Property type	<b>Apartment</b>
Condition	<b>Brand New</b>
Bathrooms	<b>4</b>
View	<b>Sea view</b>

### Amenities

### Location



• Gym

**Location:** Potamos Germasogeias

Region: **Limassol**

Coordinates: **34.70391788 / 33.10299477**

[www.index.cy](http://www.index.cy) - All Cyprus Real Estate

## Price: €4 550 000 + VAT

VAT for this property is **€413,792** or **€864,500**. 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>€21 462.00/m<sup>2</sup></b>		

## Representative: Kadis Estates

Registration number	<b>506</b>	Email	<b>info@kadis.com.cy</b>
License number	<b>62/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35722344842</b>			

## Price change history

€4 550 000 on Dec 3, 2025





