

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

Located in the highly desirable area of Potamos Germasogeia, this boutique residential development offers a rare opportunity to own a thoughtfully designed 1-bedroom apartment just a short walk from the beach. Combining modern elegance with functionality, the residence is designed to maximize natural light, create a sense of openness, and provide comfort and style in every corner.

The apartment features an open-plan living and dining area seamlessly connected to a modern kitchen, creating a welcoming and efficient space for everyday living. High ceilings and premium finishes enhance the sense of space and sophistication. Comfort and convenience are ensured with a water-based underfl...

### Property Info

|                        |                       |
|------------------------|-----------------------|
| Covered Area           | <b>78</b>             |
| Covered Veranda        | <b>19</b>             |
| Floor Number           | <b>1</b>              |
| Total Number of Floors | <b>4</b>              |
| Energy Efficiency      | <b>A</b>              |
| Air Conditioning       | <b>All rooms, Yes</b> |

### Plot / Area Info

|         |                     |
|---------|---------------------|
| Parking | <b>Covered, Yes</b> |
|---------|---------------------|

### Additional info

|                   |                           |
|-------------------|---------------------------|
| Reference Number  | <b>241985</b>             |
| Property type     | <b>Apartment</b>          |
| Condition         | <b>Under Construction</b> |
| Construction Year | <b>2028</b>               |
| Bathrooms         | <b>1</b>                  |

### Amenities

- Parking

### Location

**Location:** Potamos Germasogeias Region: **Limassol**

## Price: €365 000 + VAT

VAT for this property is **€18,250** or **€69,350**. 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>€4 679.00/m<sup>2</sup></b> |                 |             |

## Representative: MySpace

|                     |                                   |            |  |
|---------------------|-----------------------------------|------------|--|
| Registration number | <b>229/E</b>                      | Email      | <b>myspace.cyprus@gmail.com</b>                  |
| License number      | <b>1047</b>                       | Legal name | <b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b> |
| Phone:              | <b>+35795129336, +35799409010</b> |            |  |

## Price change history

€365 000 on Jan 30, 2026

