

## 5 Bedroom Apartment for Sale in Limassol District

A luxury 4 + 1 bedroom penthouse in Potamos Germasogeias, one of Limassol's most sought-after residential areas, just 700 meters from the beach. Set within a prestigious gated complex, it offers privacy, comfort, and resort-style living.



### Property Features:

- 4 + 1 bedrooms
- 5 W/C
- Internal area: 180 m<sup>2</sup>
- Covered veranda: 50 m<sup>2</sup>
- Uncovered verandas and green areas: 207 m<sup>2</sup>
- Storage room: 32 m<sup>2</sup>
- Independent 35 m<sup>2</sup> self-contained studio on the roof with kitchenette
- Fully furnished with high-end furniture and quality electrical appliances
- Spacious verandas with panoramic views of the sea, landscaped g...

### Property Info

Covered Area	<b>180</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>17028</b>
Property type	<b>Apartment</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>4</b>

### Amenities

- Gym

### Location

Region: **Limassol**  
 Coordinates: **34.702375491764 / 33.090742132522**

## Price: €1 950 000 + VAT

VAT for this property is **€143,000** or **€370,500**. 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>~€74 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€10 833.00/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

€1 950 000 on Feb 21, 2026



















