

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

This modern 1-bedroom apartment in Potamos Germasogeias, Limassol is offered for sale in a landmark 25-storey residential tower set within private landscaped gardens and oriented south toward the sea. Designed around open-plan living with private balconies, the residence combines premium city living with resort-style amenities in one of Limassol’s most prominent central locations.



### Apartment features:

- ✓ Year of construction: 2026
- ✓ Floor: 16
- ✓ Bedrooms: 1
- ✓ Bathrooms: 1
- ✓ Internal area: 56 m<sup>2</sup>
- ✓ Covered verandas: 9 m<sup>2</sup>
- ✓ Total covered area: 65 m<sup>2</sup>
- ✓ Covered parking: 1 space

### Complex features:

- ✓ Landmark ...

### Property Info

Covered Area	<b>65</b>
Covered Veranda	<b>9</b>
Floor Number	<b>16</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>12004</b>
Property type	<b>Apartment</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2026</b>
Bathrooms	<b>1</b>
View	<b>Mountains view</b>

### Amenities

- Parking

### Location

**Location:** Potamos Germasogeias      Region: **Limassol**  
 Coordinates: **34.69816361 / 33.09116539**

## Price: €715 000 + VAT

VAT for this property is **€35,750** or **€135,850**. 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>~€25 200.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€11 000.00/m<sup>2</sup></b>		

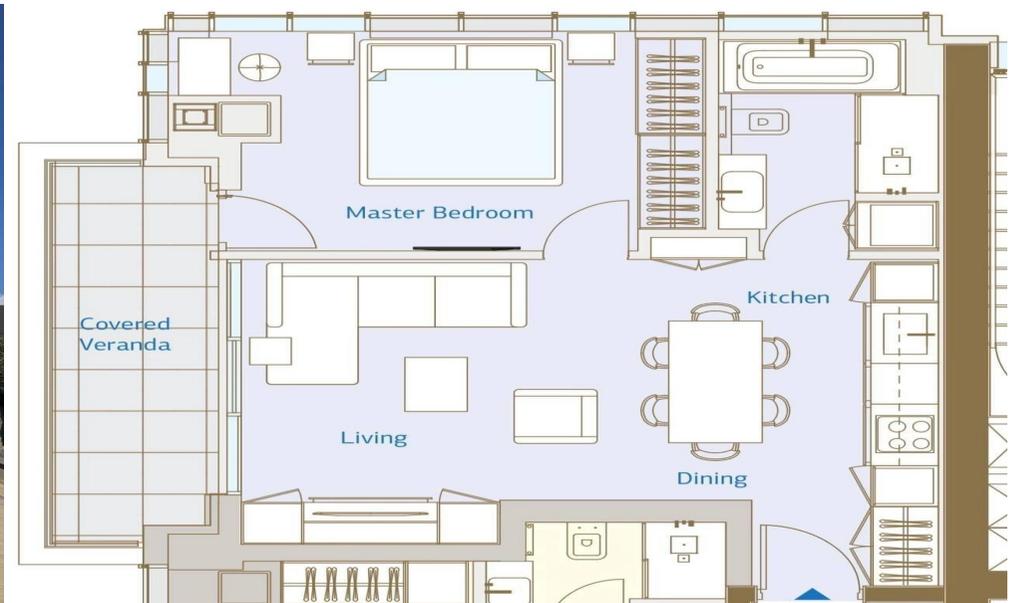
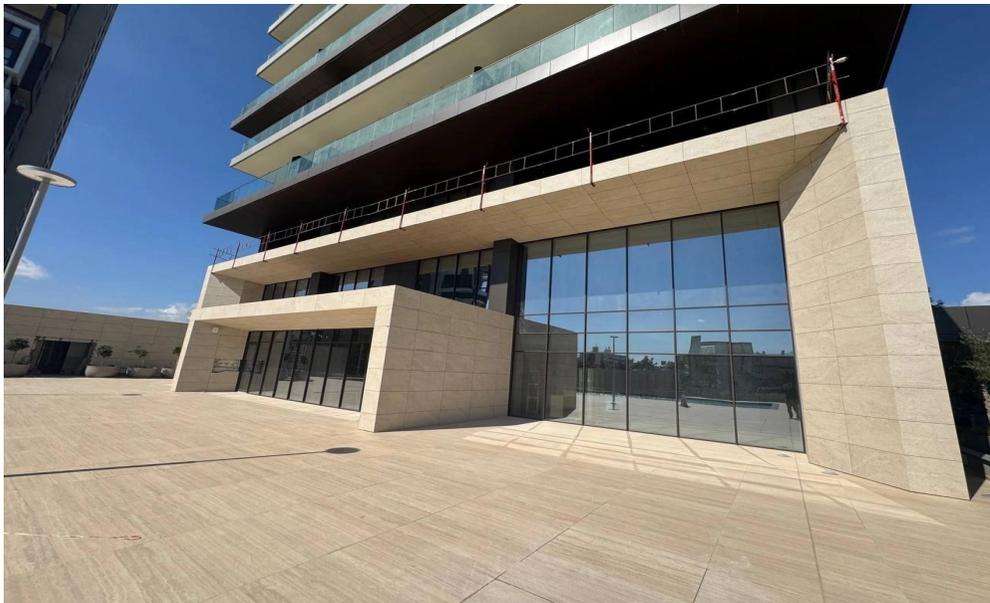
## Representative: RealDeal Estates

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>			

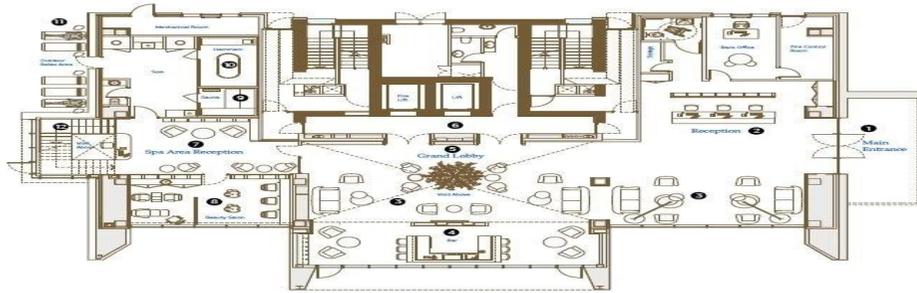
## Price change history

€715 000 on Feb 27, 2026



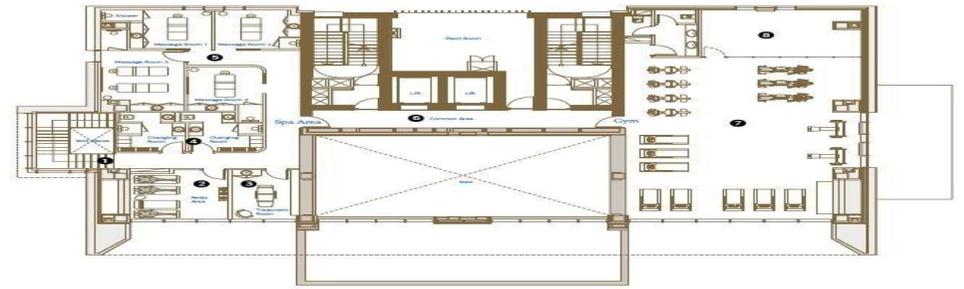


## GF Ground Floor - Lobby & Spa



- |                        |                             |
|------------------------|-----------------------------|
| <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 |

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



- |                        |
|------------------------|
| <b>SPA &amp; GYM</b>   |
| 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 Gated 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

