

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 m²
- ✓ Covered verandas: 9 m²
- ✓ Total covered area: 65 m²
- ✓ Covered parking: 1 space

Complex features:

- ✓ Landmark ...

Property Info

Covered Area	65
Covered Veranda	9
Floor Number	16
Total Number of Floors	25
Heating	Underfloor Heating, Yes
Air Conditioning	All rooms, Yes

Plot / Area Info

Pool	Common, Yes
Parking	Covered, Yes

Additional info

Reference Number	12004
Property type	Apartment
Condition	Pre-Owned
Construction Year	2026
Bathrooms	1
View	Mountains view

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.

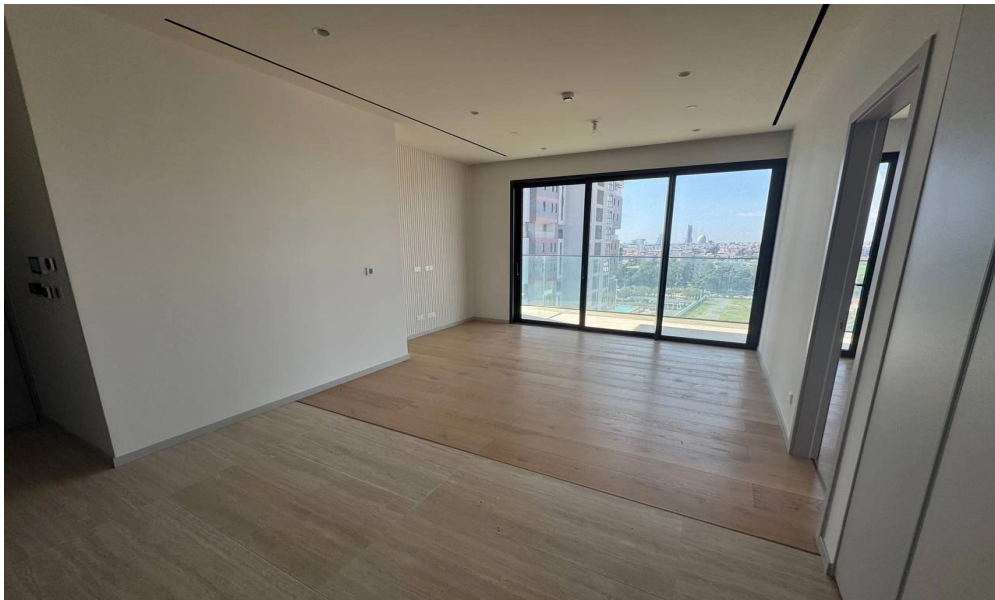
VAT	Excluded	Title transfer fee	~€25 200.00	Common expenses	None
		Price per SQM	€11 000.00/m²		

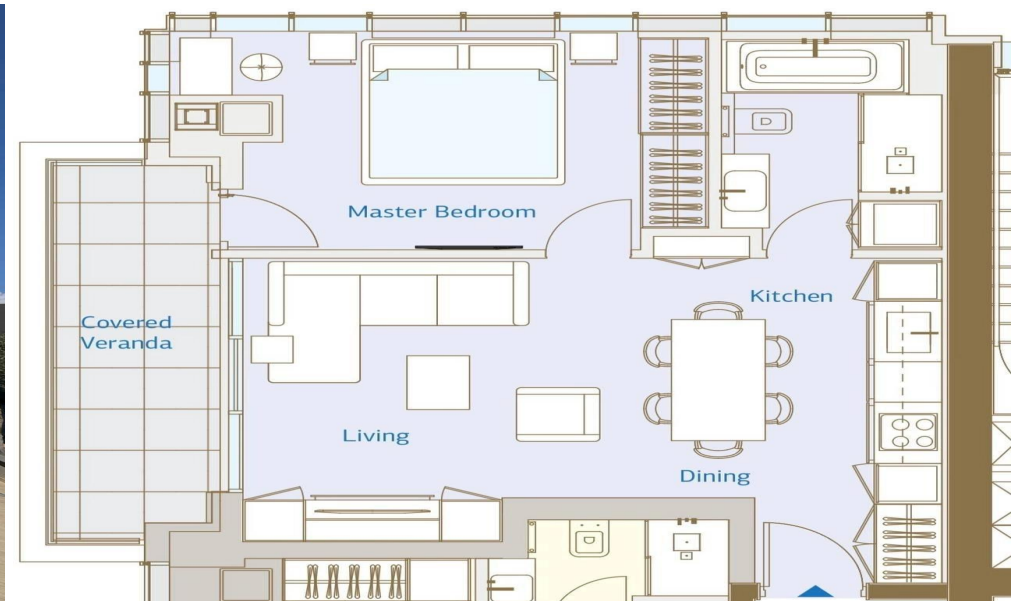
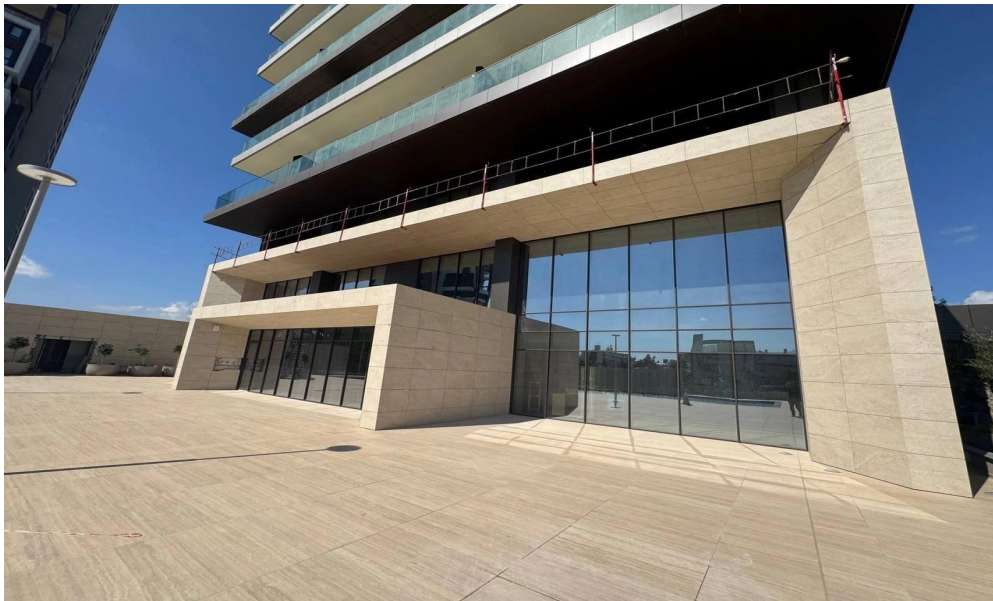
Representative: RealDeal Estates

Registration number	1311	Email	info@realdeal.cy
License number	347/E	Legal name	Esperia Estates (Limassol-Paphos) Limited
Phone: +35725255505, +35794001333			

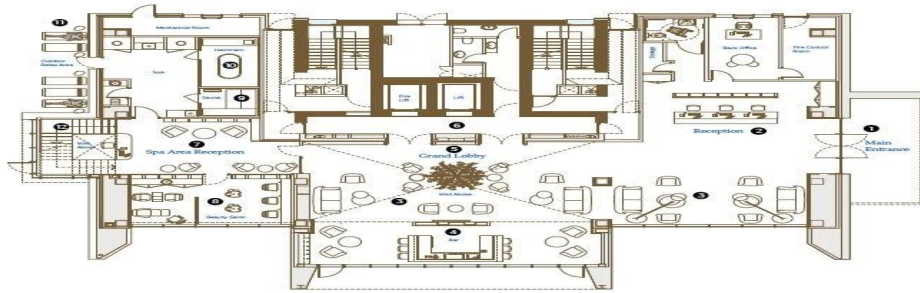
Price change history

€715 000 on Feb 27, 2026





GF Ground Floor - Lobby & Spa



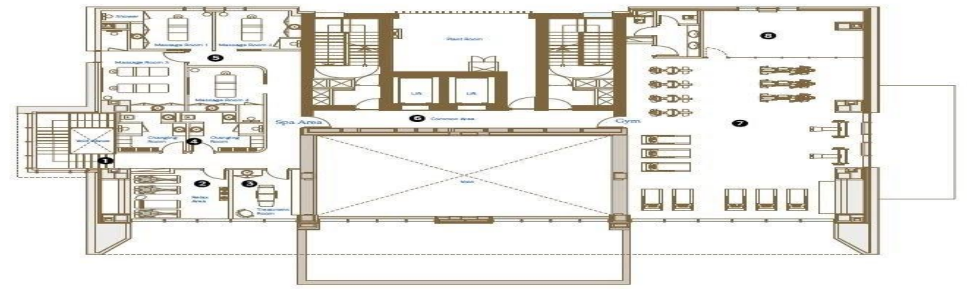
LOBBY RECEPTION

- 01 Entrance
- 02 Reception
- 03 Lounge Area
- 04 Bar
- 05 Grand Lobby
- 06 Elevators

SPA

- 07 Spa Reception
- 08 Beauty Salon
- 09 Sauna
- 10 Hammam
- 11 Relaxation Area
- 12 Stair to Upper Spa & Gym

Mezzanine - Spa & Gym 1st



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 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

