

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.

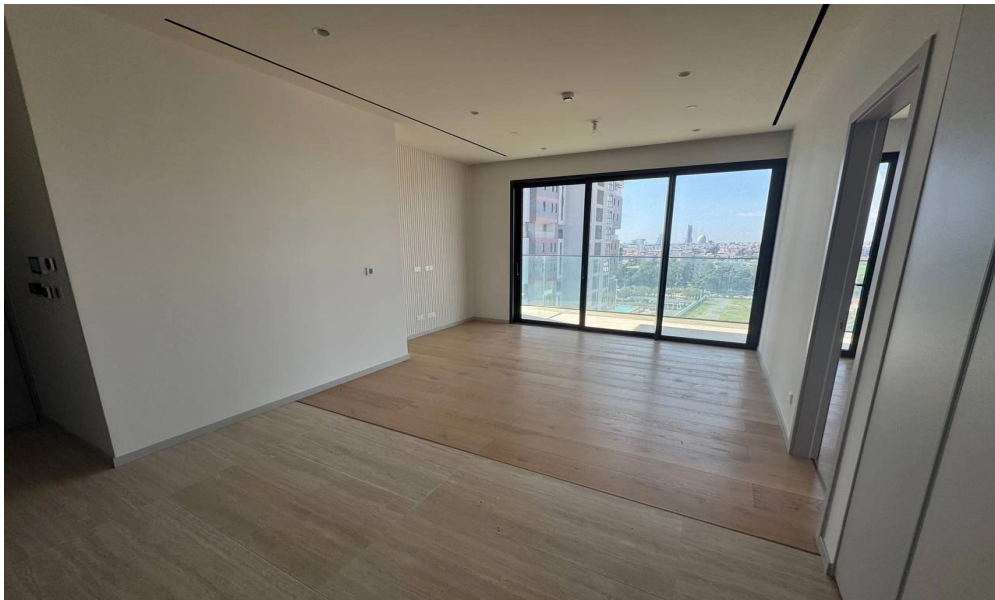
VAT	Excluded	Title transfer fee	~€25 200.00	Common expenses	None
		Price per SQM	€11 000.00/m²		

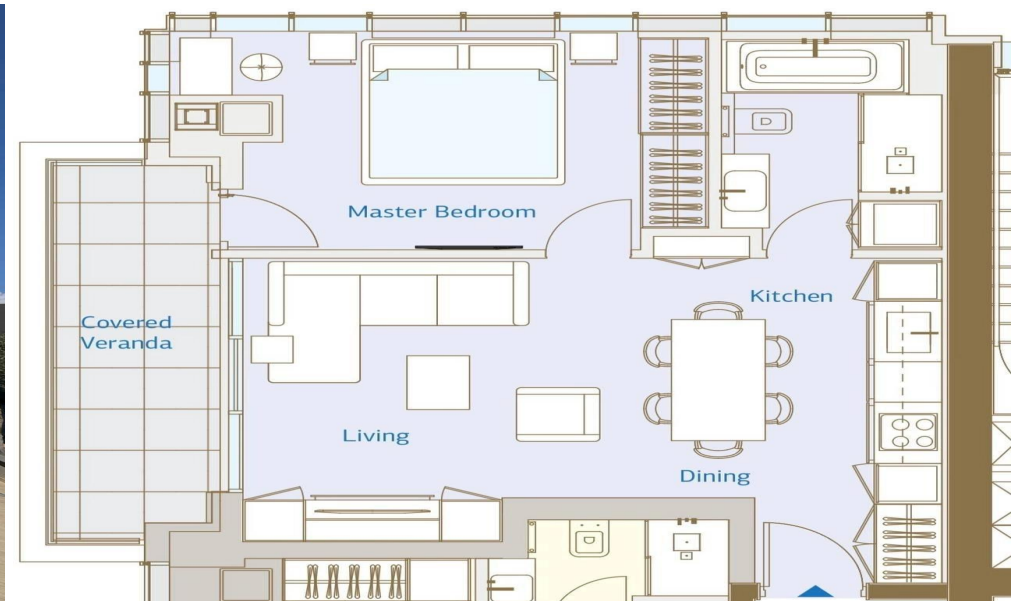
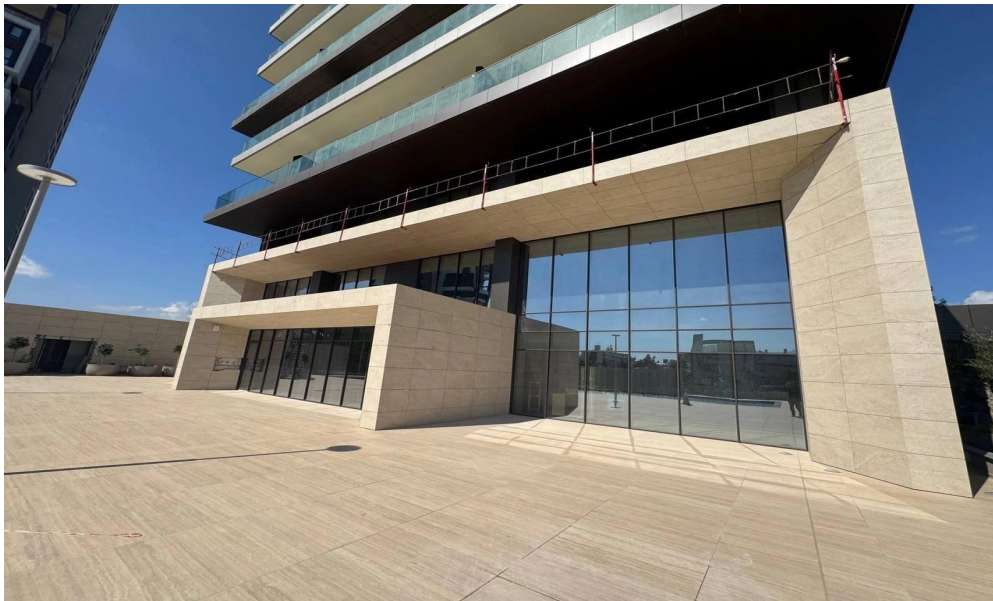
Representative: RealDeal Estates

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

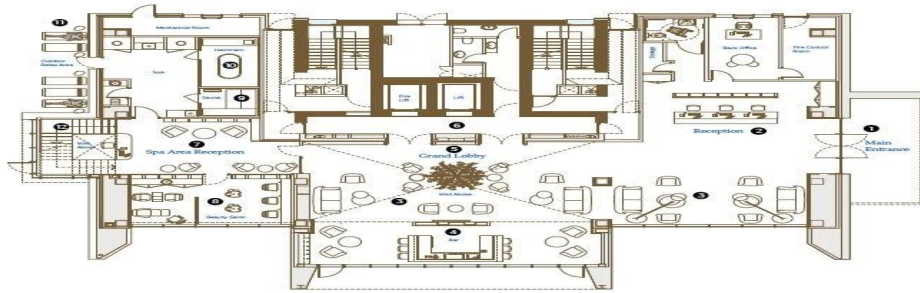
Price change history

€715 000 on Feb 27, 2026



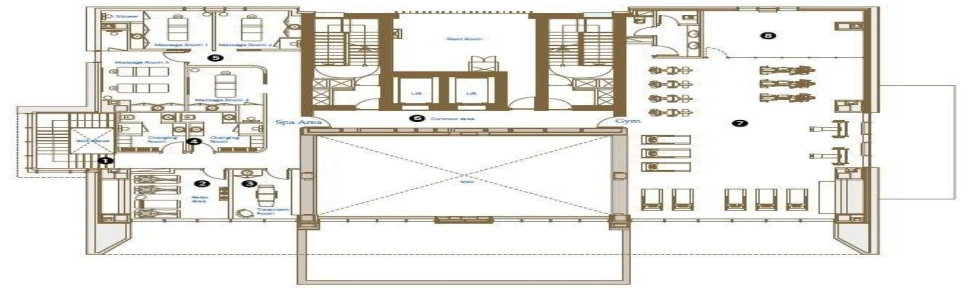


GF Ground Floor - Lobby & Spa



- | | |
|------------------------|-----------------------------|
| LOBBY RECEPTION | SPA |
| 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 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

