

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: 6
- ✓ Bedrooms: 1
- ✓ Bathrooms: 1
- ✓ Internal area: 56 m²
- ✓ Covered verandas: 9 m²
- ✓ Total covered area: 65 m²
- ✓ Covered parking: 1 space

Complex features:

- ✓ Landmark 2...

Property Info

Covered Area	65
Covered Veranda	9
Floor Number	6
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	12014
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: €585 000 + VAT

VAT for this property is **€29,250** or **€111,150**. 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	~€20 000.00	Common expenses	None
		Price per SQM	€9 000.00/m²		

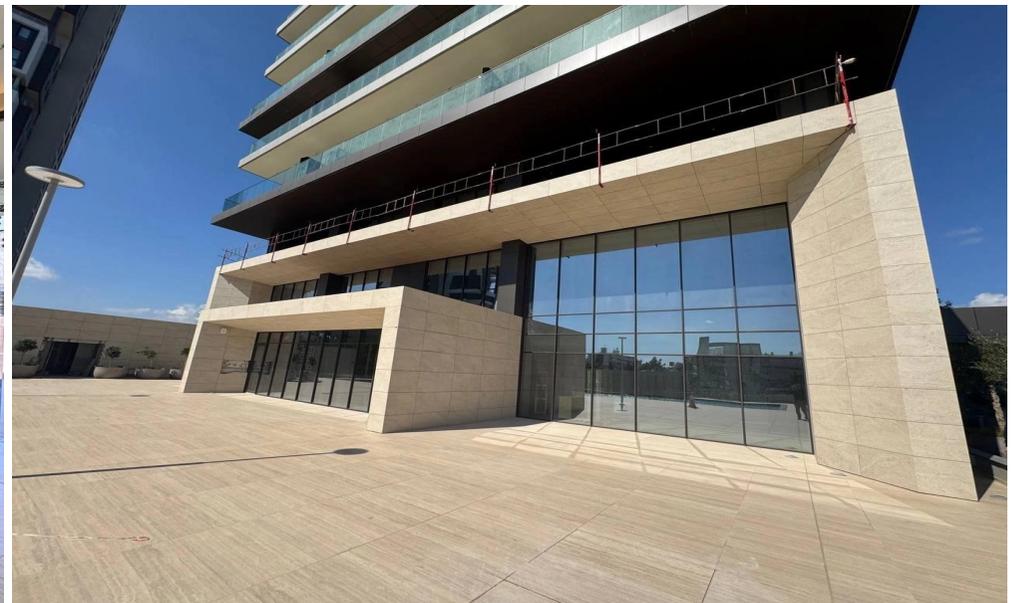
Representative: RealDeal Estates

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

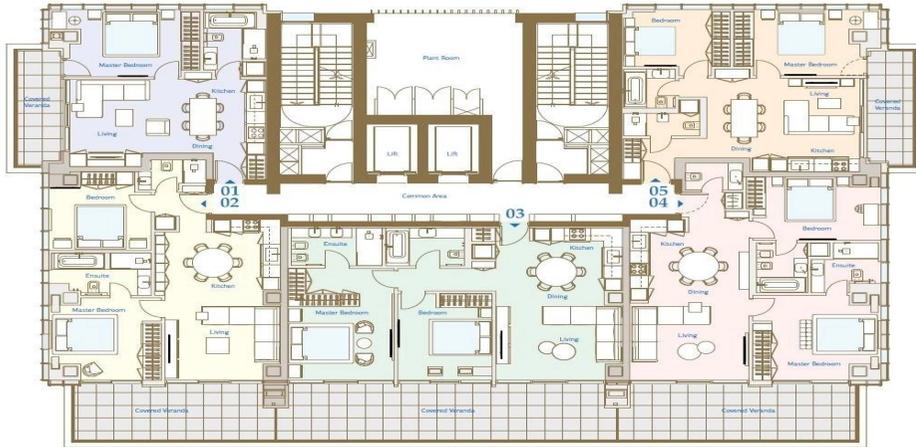
Price change history

€585 000 on Feb 28, 2026

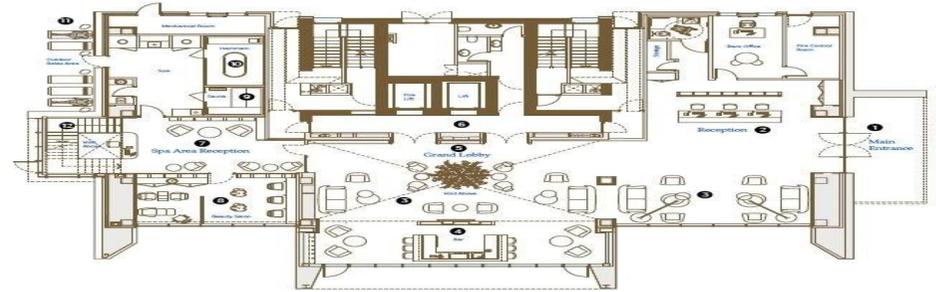




5th, 6th, 7th, 9th, 16th, 17th & 18th Apartments



GF Ground Floor - Lobby & Spa

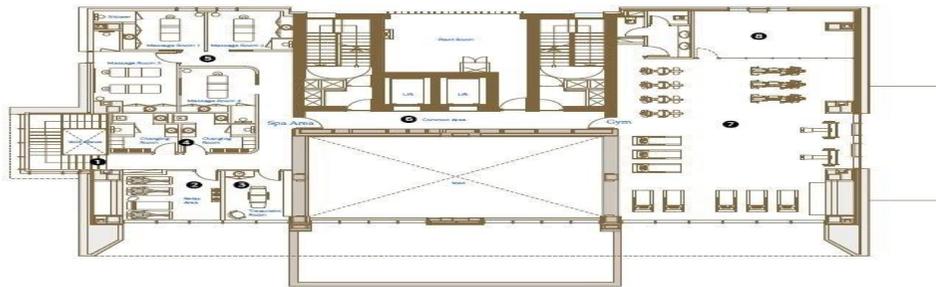


- LOBBY RECEPTION**
- 01 Entrance
 - 02 Reception
 - 03 Lounge Area
 - 04 Bar
 - 05 Grand Lobby
 - 06 Elevators

- 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 Cabed 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

