

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

Where modern design meets elegance, you find this project. The building's clean lines and stylish interiors create a comfortable Mediterranean living experience. Each home features quality finishes, modern amenities, and attention to detail for everyday comfort and style. With only a few apartments available, the project offers both privacy and a friendly sense of community.



This gated development includes spacious 1- and 2-bedroom apartments, as well as a beautiful penthouse on the top floor.

Enjoy modern living in the heart of the city's vibrant coastal area.

Major benefits:

✓ Contemporary single-block building nestled in a tranquil, serene area

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### Property Info

Covered Area	<b>71</b>
Covered Veranda	<b>12</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>4</b>
Energy Efficiency	<b>A</b>
Heating	<b>Underfloor Heating, Yes</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **12328**  
 Property type **Apartment**  
 Bathrooms **1**

### Amenities

- Parking

### Location

**Location:** Potamos Germasogeias      Region: **Limassol**  
 Coordinates: **34.69946909 / 33.09292316**

## Price: €474 000 + VAT

VAT for this property is **€23,700** or **€90,060**. 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>~€15 560.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€6 676.00/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>
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## Price change history

€474 000 on Mar 17, 2026





ground floor

