


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

The penthouse features an auxiliary space of 24.3 m<sup>2</sup> on the rooftop. 

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:

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### Property Info

Covered Area	<b>181</b>
Covered Veranda	<b>39</b>
Floor Number	<b>4</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	<b>12337</b>
Property type	<b>Apartment</b>
Bathrooms	<b>4</b>

### Amenities

- Roof Garden

### Location

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

## Price: €1 527 000 + VAT

VAT for this property is **€112,964** or **€290,130**. 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>~€57 680.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€8 436.00/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

€1 527 000 on Mar 18, 2026

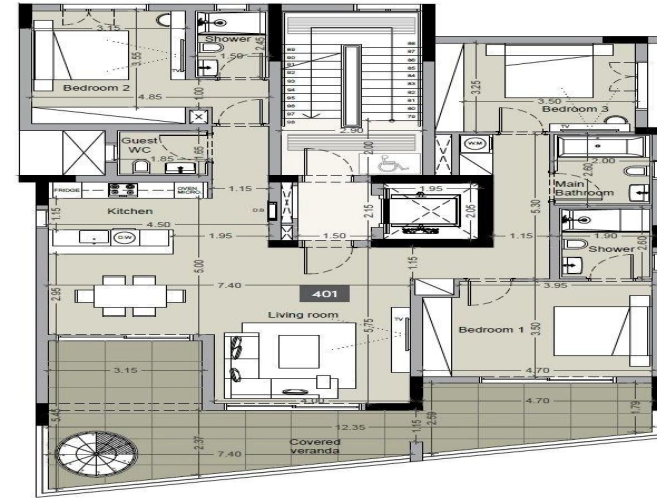






roof terrace

4th floor



ground floor

