




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

An exclusive 3-bedroom penthouse in the prestigious area of Limassol, offering elevated living with panoramic sea views and exceptional outdoor space. 

Occupying the entire top floor of a boutique gated building, this residence is designed for privacy, comfort, and contemporary lifestyle. The penthouse features a spacious open-plan layout with premium finishes, seamlessly extending to expansive verandas that create a true indoor-outdoor living experience.

A standout feature is the private 3m x 6m swimming pool, complemented by provision for an outdoor jacuzzi and bar area—ideal for entertaining while enjoying 360° views of the city and the Mediterranean Sea.

Built...

#### Property Info

Covered Area	<b>212</b>
Covered Veranda	<b>40</b>
Uncovered Veranda	<b>134</b>
Floor Number	<b>3</b>
Total Number of Floors	<b>3</b>
Energy Efficiency	<b>A</b>
Heating	<b>Underfloor Heating, Yes</b>

#### Plot / Area Info

Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

#### Additional info

Reference Number	<b>12849</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>3</b>
View	<b>Sea view</b>

#### Amenities

- Roof Garden

#### Location

**Location:** Potamos Germasogeias      Region: **Limassol**  
Coordinates: **34.70118029 / 33.07509183**



## Price: €1 500 000 + VAT

VAT for this property is **€136,415** or **€285,000**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€7 075.00/m<sup>2</sup></b>		

## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
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## Price change history

€1 500 000 on Apr 9, 2026



