


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

A luxurious 3-bedroom penthouse within a premium seaside residential development, offering exceptional privacy, refined design, and an elevated coastal lifestyle. 

The penthouse features a spacious and light-filled layout with an open-plan living and dining area, enhanced by large windows that frame panoramic sea and city views. The kitchen is modern and seamlessly integrated, while all three bedrooms are generously sized, providing comfort, privacy, and a calm atmosphere.

A private rooftop with a swimming pool extends the living space outdoors, creating an exclusive setting for relaxation, entertaining, and enjoying uninterrupted views.

Key Features:

- 3-bedro...

### Property Info

|                        |                                |
|------------------------|--------------------------------|
| Covered Area           | <b>181</b>                     |
| Covered Veranda        | <b>45</b>                      |
| Floor Number           | <b>5</b>                       |
| Total Number of Floors | <b>5</b>                       |
| Heating                | <b>Underfloor Heating, Yes</b> |

### Plot / Area Info

Pool **Common, Yes**

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>13338</b>     |
| Property type    | <b>Apartment</b> |
| Bathrooms        | <b>4</b>         |
| View             | <b>Sea view</b>  |

### Amenities

- Roof Garden

### Location

**Location:** Potamos Germasogeias      Region: **Limassol**  
**Coordinates:** **34.69366486 / 33.07915808**

## Price: €3 200 000 + VAT

VAT for this property is **€236,729** or **€608,000**. 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>~€124 600.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€17 680.00/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

€3 200 000 on Apr 29, 2026





