

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

Rising just moments from the shoreline in Germasogeia, this boutique residential tower introduces a new interpretation of contemporary club living, where Italian design heritage, architectural sophistication, and privacy come together in one of Limassol's most prestigious coastal districts. The development comprises a limited collection of exclusive residences, including one- and two-bedroom apartments, unique garden residences, and duplex penthouses with panoramic Mediterranean views. Designed as an intimate vertical community, the tower combines refined open-plan interiors with impressive ceiling heights, floor-to-ceiling glazing, and carefully curated materials that create a se...

### Property Info

Covered Area	<b>129</b>
Covered Veranda	<b>32</b>
Floor Number	<b>4</b>
Total Number of Floors	<b>17</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

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

### Additional info

Reference Number	<b>17493</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

**Location:** Potamos Germasogeias      Region: **Limassol**  
**Coordinates:** **34.696817 / 33.090649**

## Price: €1 760 000 + VAT

VAT for this property is **€88,000** or **€334,400**. 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>€13 643.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€1 760 000 on May 8, 2026





