


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

New complex, located in Potamos Germasogeias – one of the most prestigious areas of Limassol, just 700 m from the crystal -clear blue flag beach. Also included within the complex: spa and fitness facilities, restaurant, cafe, pharmacy, bakery, mini market, covered parking, several common swimming pools, children’s playground. 

One of the most prestigious areas of Limassol. Buying a property in this complex, you get a developed infrastructure of shops and pharmacies, bars and sushi bars, restaurants and nightclubs. There are also several sailing centers and five-star diving centers within proximity. The location of our project is unique because has easy access to ...

### Property Info

Covered Area	<b>186</b>
Covered Veranda	<b>32</b>
Floor Number	<b>5</b>
Total Number of Floors	<b>5</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

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

### Additional info

Reference Number	<b>1486</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2025</b>
Bathrooms	<b>3</b>
View	<b>Mountains view</b>

### Amenities

- Parking

### Location

**Location:** Potamos Germasogeias      Region: **Limassol**  
**Coordinates:** **34.705193863192 / 33.0943764761**

## Price: €1 840 000 + VAT

VAT for this property is **€141,858** or **€349,600**. 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>€9 892.00/m²</b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPLACE Real Estate/ A.SP.Thinkrealty ltd</b>
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## Price change history

€1 550 000 on Dec 14, 2023

€1 750 000 on Jan 27, 2025

€1 840 000 on Jul 16, 2025

