

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

A contemporary residential project in Potamos Germasogeia tourist area of Limassol, just 600 meters from the beach. It is conveniently located within walking distance to all necessary city amenities, yet tucked away from the hustle and bustle of the seafront road.



Development features a modern 5-storey building with 12 spacious. The common facilities include a swimming pool, barbecue area, covered and uncovered parking areas, storage area, an electric vehicle charging point and green areas.

The complex benefits from secure gated entrance and intercom entry system to all units. Each apartment has a storage room and a parking space, while the penthouses have 2 parking spaces. ...

### Property Info

Covered Area	<b>161</b>
Covered Veranda	<b>41</b>
Floor Number	<b>3</b>
Total Number of Floors	<b>5</b>
Energy Efficiency	<b>A</b>
Heating	<b>Underfloor Heating, Yes</b>

### Plot / Area Info

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

### Additional info

Reference Number	<b>1767</b>
Property type	<b>Apartment</b>
Condition	<b>Brand New</b>
Construction Year	<b>2025</b>
Bathrooms	<b>2</b>

### Amenities

### Location



- Parking

**Location:** Potamos Germasogeias

Region: **Limassol**

Coordinates: **34.70403156109294 / 33.09446008465741**

[www.index.cy](http://www.index.cy) - All Cyprus Real Estate

## Price: €860 000 + VAT

VAT for this property is **€51,226** or **€163,400**. 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>€5 342.00/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>
Phone: <b>+35795129336, +35799409010</b>			

## Price change history

€820 000 on Dec 14, 2023

€860 000 on May 6, 2025





