

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

3-Bedroom Apartment - Potamos Germasogeias, Limassol



Situated in the highly sought-after Potamos Germasogeias area, this 3-bedroom apartment is part of an exclusive new residential complex featuring exceptional architectural design and well-planned layouts. The development consists of only 5 apartments and 3 luxury penthouses, ensuring privacy and a boutique living experience.

The apartment offers spacious interiors with high ceilings (3.15 m), premium finishes from renowned European brands, and a functional open-plan layout. Underfloor water heating and a VRV climate control system provide year-round comfort, while large windows fill the space with natural light. A genero...

| Property Info          |            | Plot / Area Info               |                     | Additional info   |                           |
|------------------------|------------|--------------------------------|---------------------|-------------------|---------------------------|
| Covered Area           | <b>141</b> |                                |                     |                   |                           |
| Covered Veranda        | <b>20</b>  |                                |                     | Reference Number  | <b>2067</b>               |
| Uncovered Veranda      | <b>9</b>   |                                |                     | Property type     | <b>Apartment</b>          |
| Floor Number           | <b>3</b>   | Pool                           | <b>Common, Yes</b>  | Condition         | <b>Under Construction</b> |
| Total Number of Floors | <b>3</b>   | Parking                        | <b>Covered, Yes</b> | Construction Year | <b>2026</b>               |
| Energy Efficiency      | <b>A</b>   |                                |                     | Bathrooms         | <b>3</b>                  |
| Heating                |            | <b>Underfloor Heating, Yes</b> |                     |                   |                           |

| Amilities | Location  |
|-----------|---|
| • Parking | <b>Location:</b> Potamos Germasogeias      Region: <b>Limassol</b><br>Coordinates: <b>34.695972 / 33.074028</b> |

## Price: €1 416 000 + VAT

VAT for this property is **€70,800** or **€269,040**. 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>€10 043.00/m<sup>2</sup></b> |                 |             |

## Representative: MySpace

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>229/E</b> | Email      | <b>myspace.cyprus@gmail.com</b>                  |
| License number                           | <b>1047</b>  | Legal name | <b>MYSPACE Real Estate/ A.SP.Thinkrealty Ltd</b> |
| Phone: <b>+35795129336, +35799409010</b> |              |            |  |

## Price change history

€1 400 000 on Dec 14, 2023

€1 416 000 on Nov 14, 2025

