


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

Brand new, under construction, luxury and modern design 3 bedroom apartment, is looking for it's new owner. This spacious apartment, is built with  the highest standards and with the best quality materials, and is part of a six unit building. Located in Potamos Germasogeias, just few minutes away from the tourist area and the beach. The complex will be ready around February 2026. The apartment is situated on the first floor of the building and covers an area of 95sqm plus 23sqm covered veranda. It has open plan kitchen with living room and dining area, guest wc, main bathroom and three good size bedrooms. Master bedroom is en suit with toilet and shower. The apartment is equipped with VR...

### Property Info

Covered Area	<b>95</b>
Covered Veranda	<b>23</b>
Total Number of Floors	<b>3</b>
Furnishing	<b>Unfurnished</b>
Heating	<b>Central Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking	<b>Covered, Yes</b>
---------	---------------------

### Additional info

Reference Number	<b>A-122265</b>
Property type	<b>Apartment</b>
Condition	<b>Brand New</b>
Bathrooms	<b>2</b>

### Amenities

- Guest WC

### Location

**Location:** Potamos Germasogeias      Region: **Limassol**  
 Coordinates: **34.70203587 / 33.08680773**

**Price: €600 000 + VAT**

VAT for this property is **€30,000** or **€114,000**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€6 316.00/m<sup>2</sup></b>		

**Representative: FOX**

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
License number	<b>344/E</b>	Legal name	<b>FOX Smart Estate Agency Network Ltd</b>
Phone: <b>+35726940150, +35725267777, +35725760781</b>			

**Price change history**

€520 000 on Jul 11, 2023  
€600 000 on Nov 18, 2025





