

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

Brand new, under construction, luxury and modern design 3 bedroom top floor apartment, is now available on the market. 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 2027. The apartment is situated on the 3rd floor of the building and covers an area of 95sqm plus 23sqm covered veranda and a 70m2 Roof Garden with provision for an extra bedroom.. It has open plan kitchen with living room and dining area, guest wc, main bathroom and three good size bedrooms. Master bedroom is ...



#### Property Info

|                        |                             |
|------------------------|-----------------------------|
| Covered Area           | <b>95</b>                   |
| Covered Veranda        | <b>70</b>                   |
| Uncovered Veranda      | <b>70</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 **Covered, Yes**

#### Additional info

Reference Number **A-122273**  
 Property type **Apartment**  
 Condition **Brand New**  
 Bathrooms **2**

#### Amenities

- Guest WC

#### Location

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

## Price: €800 000 + VAT

VAT for this property is **€40,000** or **€152,000**. 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>€8 421.00/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

€650 000 on Jul 14, 2023  
 €800 000 on Nov 18, 2025





