

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

### 3-Bedroom Apartments



The 3-bedroom apartments are the epitome of contemporary coastal living — spacious, bright, and elegantly designed for families or those who value comfort and sophistication.

Each residence features a generous open-plan layout, where the living, dining, and kitchen areas blend seamlessly into one harmonious space. Large floor-to-ceiling windows fill the interiors with natural light and open onto expansive covered verandas, creating the perfect setting for al fresco dining or relaxation under the Mediterranean sun.

The master bedroom is a private sanctuary with an en-suite bathroom and ample wardrobe space, while the additional two bedrooms are idea...

#### Property Info

|                        |            |
|------------------------|------------|
| Covered Area           | <b>190</b> |
| Covered Veranda        | <b>64</b>  |
| Floor Number           | <b>4</b>   |
| Total Number of Floors | <b>4</b>   |
| Energy Efficiency      | <b>A</b>   |

#### Plot / Area Info

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

#### Additional info

|                   |                           |
|-------------------|---------------------------|
| Reference Number  | <b>6613</b>               |
| Property type     | <b>Apartment</b>          |
| Condition         | <b>Under Construction</b> |
| Construction Year | <b>2026</b>               |
| Bathrooms         | <b>3</b>                  |

#### Amenities

- Parking

#### Location

**Location:** Potamos Germasogeias  
 Coordinates: **34.700097325658 / 33.087008098559**

Region: **Limassol**

## Price: €1 155 000 + VAT

VAT for this property is **€91,792** or **€219,450**. 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>€6 079.00/m<sup>2</sup></b> |                 |             |

## Representative: MySpace

|                     |                                   |            |  |
|---------------------|-----------------------------------|------------|--|
| Registration number | <b>229/E</b>                      | Email      | <b>mymospace.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

€1 050 000 on Jan 25, 2024

€1 155 000 on Jul 29, 2025

