

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

Welcome to a luxurious 3-bedroom apartment in a modern, high-rise mixed-use development, offering a harmonious blend of residential comfort and professional functionality. This prime property is located in the heart of Limassol's sought-after coastal strip, providing an ideal blend of convenience and leisure. With a thoughtful design that maximizes natural light, open views, and long-term usability, this apartment is perfect for modern urban living in a Mediterranean setting.



Key Features:

Location: Prime location in Limassol's coastal strip, a short walk from sandy beaches, fine restaurants, coffee shops, designer boutiques, and more.

Size: 3 spacious bedrooms...

### Property Info

Covered Area	<b>134</b>
Covered Veranda	<b>21</b>
Total Number of Floors	<b>1</b>
Furnishing	<b>Unfurnished</b>

### Plot / Area Info

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

### Additional info

Reference Number	<b>A-123654</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: **34.699794 / 33.09627**

## Price: €1 175 000 + VAT

VAT for this property is **€58,750** or **€223,250**. 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>€8 769.00/m<sup>2</sup></b>		

## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
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## Price change history

€1 300 000 on Sep 4, 2023  
 €1 175 000 on Oct 23, 2023





