

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

Discover the luxury of urban living at this exclusive complex in Potamos Germasogeia, one of Limassol’s finest areas, the residence harmoniously marries serene surroundings with seamless access to all the city amenities and is within walking distance to the sea. 

The boutique residence of only 14 exquisite apartments boasts modern architecture characterized by its distinctive L-shaped building design. Ensuring privacy and security, the complex features a fenced territory with controlled entry, allowing residents to have complete peace of mind. The in-house amenities include landscaped green areas, a refreshing swimming pool with a terrace, covered parking, and spacious storage ...

#### Property Info

#### Plot / Area Info

#### Additional info

Covered Area	<b>154</b>			Reference Number	<b>8700</b>
Covered Veranda	<b>54</b>			Property type	<b>Apartment</b>
Uncovered Veranda	<b>146</b>	Plot area	<b>680</b>	Condition	<b>Under Construction</b>
Floor Number	<b>4</b>	Pool	<b>Common, Yes</b>	Construction Year	<b>2023</b>
Total Number of Floors	<b>4</b>	Parking	<b>Covered, Yes</b>	Bathrooms	<b>3</b>
Furnishing	<b>Unfurnished</b>				
Heating	<b>Underfloor Heating, Yes</b>				
Air Conditioning	<b>All rooms, Yes</b>				

#### Amenities

#### Location

- Parking

**Location:** Potamos Germasogeias      Region: **Limassol**  
**Coordinates:** **34.704361 / 33.091722**

## Price: €1 078 000 + VAT

VAT for this property is **€57,820** or **€204,820**. 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>€7 000.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

Registration number	<b>1013</b>	Email	<b>info@cyprus-sothebysrealty.com</b>
License number	<b>517/E</b>	Legal name	<b>ConceptRealty Ltd</b>
Phone: <b>+35726080180, +35797612926</b>			

## Price change history

€1 200 000 on Mar 9, 2024

€1 078 000 on Oct 8, 2025



