

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

Discover the perfect blend of modern comfort and serene living in this spacious two-bedroom apartment at Nikolas Residences. Designed for families and individuals seeking a peaceful yet well-connected lifestyle, this home offers an ideal balance of privacy, convenience, and contemporary design.

Why This 3-Bedroom Penthouse is Perfect for You: ✓ Spacious & Functional Layout – Thoughtfully designed interiors with an open-plan living area, maximizing space and natural light. ✓ Expansive Private Veranda – Enjoy outdoor living with a generous veranda, perfect for family gatherings, relaxing evenings, or alfresco dining. ✓ Prime Location in a Green Oasis – Situ...



### Property Info

Covered Area	<b>164</b>
Covered Veranda	<b>44</b>
Uncovered Veranda	<b>110</b>
Floor Number	<b>4</b>
Total Number of Floors	<b>4</b>
Furnishing	<b>Unfurnished</b>
Floor Type	<b>Hardwood</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

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

### Additional info

Reference Number	<b>404</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2026</b>
Bathrooms	<b>3</b>
View	<b>City view, Mountains view, Sea view</b>

### Amenities

### Location

- Balcony
- BBQ zone
- Elevator
- Garden
- Guest WC
- Heating
- Parking
- Pool
- Roof Garden
- Storage room

**Location:** Potamos Germasogeias Region: **Limassol**

Coordinates: **34.72675 / 33.0855**

## Price: €749 248 + VAT

VAT for this property is **€46,417** or **€142,357**. 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>€4 569.00/m<sup>2</sup></b>		

## Representative: Realtika

Registration number	<b>N/A</b>	Email	<b>info@realtika.com</b>
License number	<b>N/A</b>	Legal name	<b>N/A</b>
Phone: +35799140222			

## Price change history

€1 080 200 on Aug 27, 2024  
€1 075 800 on Aug 30, 2024  
€1 080 200 on Sep 4, 2024  
€1 075 800 on Sep 5, 2024  
€749 248 on Nov 13, 2024





