

## 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		Plot / Area Info		Additional info	
Covered Area	164			Reference Number	404
Covered Veranda	44			Property type	Apartment
Uncovered Veranda	110			Condition	Under Construction
Floor Number	4	Pool	Common, Yes	Construction Year	2026
Total Number of Floors	4	Parking	Covered, Yes	Bathrooms	3
Furnishing	Unfurnished			View	City view, Mountains view, Sea view
Floor Type	Hardwood				
Energy Efficiency	A				
Air Conditioning	All rooms, Yes				
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**

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License number	<b>N/A</b>	Legal name	<b>N/A</b>
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**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





