

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

Nestled on the top floor of a well-maintained 3-storey building in a gated complex, this 3-bedroom apartment in Potamos Germasogeias offers modern living and convenience. Built in 2013, the complex features a large pool, a kids' pool, and two residential buildings, all managed by an active administration. Its prime location provides walking access to local amenities, tourist attractions, beaches, and hotels. X

The apartment includes an open-plan living area that leads to a balcony with serene pool views and a spiral staircase to a private roof garden, perfect for gatherings or relaxation. The spacious kitchen opens to an additional small balcony. It features a master bedroom wit...

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>93</b>	Pool	<b>Yes</b>	Reference Number	<b>27327</b>
Furnishing	<b>Unfurnished</b>	Parking	<b>Covered, Yes</b>	Property type	<b>Apartment</b>
Air Conditioning	<b>All rooms, Yes</b>			Condition	<b>Pre-Owned</b>
				Bathrooms	<b>3</b>

Amenities	Location	
• Balcony	<b>Location:</b> Potamos Germasogeias Coordinates: <b>34.701125526637 / 33.093627460786</b>	Region: <b>Limassol</b>

## Price: €450 000 + VAT

VAT for this property is **€22,500** or **€85,500**. 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 Price per SQM	<b>~€14 600.00</b> <b>€4 839.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
License number	<b>344/E</b>	Legal name	<b>FOX Smart Estate Agency Network Ltd</b>
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## Price change history

€495 000 on Nov 19, 2024

€450 000 on Nov 18, 2025







