

## 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.



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

Amenities Location

Location: Potamos Germasogeias Region: Limassol

Balcony

Coordinates: **34.701125526637** / **33.093627460786** 



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 Excluded

Title transfer fee ~€14 600.00

Price per SQM €4 839.00/m²

Common expenses None

## **Representative: FOX**

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## **Price change history**

€495 000 on Nov 19, 2024 €450 000 on Nov 18, 2025





















