

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

3 BEDROOM APARTMENT - GRAND COASTAL LIVING WITH REFINED ELEGANCE



### Intro

This exceptional 3-bedroom apartment represents the pinnacle of refined coastal living. Spacious, elegantly appointed, and perfectly positioned in the heart of Limassol's vibrant tourist area, it offers comfort, sophistication, and easy access to the Mediterranean shoreline just 800 meters away.

### Design & Architecture

The apartment is part of a luxurious residential block featuring four floors and an impressive rooftop garden. Architectural precision, premium materials, and expansive openings create a home filled with light, harmony, and contemporary elegance. The design balances privacy ...

### Property Info

Covered Area	<b>151</b>
Covered Veranda	<b>26</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>4</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>3593</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2026</b>
Bathrooms	<b>3</b>

### Amenities

- Parking

### Location

**Location:** Potamos Germasogeias

Region: **Limassol**

Coordinates: **34.702209442499 / 33.093782682014**

## Price: €1 050 000 + VAT

VAT for this property is **€53,474** or **€199,500**. 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	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€6 954.00/m²</b>		

## Representative: MySpace

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## Price change history

€950 000 on Sep 23, 2023  
 €1 050 000 on Dec 9, 2025

