

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

- 3 bedrooms
- 4 W/C
- Internal Area 114m2
- Covered Verandas 28m2
- Roof Garden 101m2
- Covered Parking
- VRV A/C System
- Swimming Pool
- Gym/Yoga/Children’s playground
- CCTV
- Photovoltaic Panels
- Energy Efficiency "A"



**Property Info**

**Plot / Area Info**

**Additional info**

Covered Area **114**  
 Heating **Central Heating, Yes**  
 Air Conditioning **All rooms, Yes**

Pool **Yes**  
 Parking **Covered, Yes**

Reference Number **10025**  
 Property type **Apartment**  
 Condition **Brand New**  
 Bathrooms **4**

**Amenities**

**Location**

- Gym

**Location:** Potamos Germasogeias      Region: **Limassol**  
 Coordinates: **34.702334422334 / 33.086517698833**

## Price: €1 630 000 + VAT

VAT for this property is **€81,500** or **€309,700**. 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.

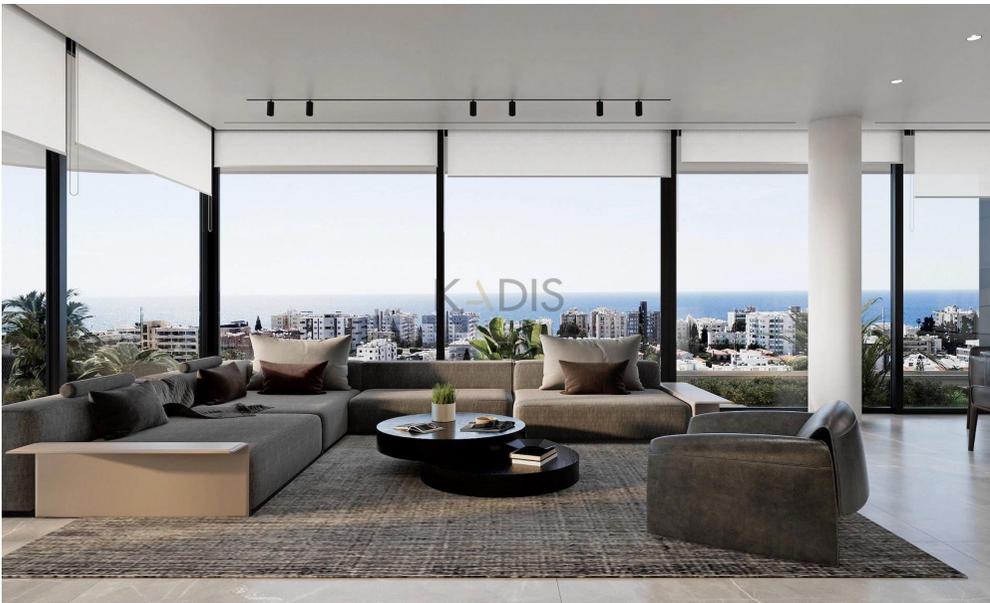
VAT	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€14 298.00/m<sup>2</sup></b>		

## Representative: Kadis Estates

Registration number	<b>506</b>	Email	<b>info@kadis.com.cy</b>
License number	<b>62/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35722344842</b>			

## Price change history

€1 550 000 on Feb 1, 2025  
 €1 630 000 on May 3, 2025

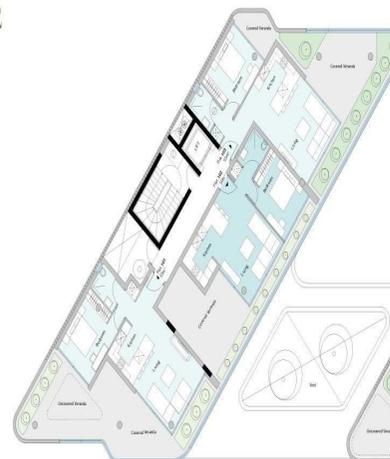






FIRST FLOOR

A2



FIRST FLOOR

A1



Unit No.	Bedrooms	Floor	Internal Covered Area m <sup>2</sup>	Covered Balconies m <sup>2</sup>	Covered Garden m <sup>2</sup>	Total Covered Area m <sup>2</sup>	Uncovered Verandas m <sup>2</sup>	Roof Garden m <sup>2</sup>	Storage & Common m <sup>2</sup>	Total Area m <sup>2</sup>
BLOCK A1										
101	2	1	92	20	18	130	10	-	50	178
102	2	1	85	20	-	105	-	-	28	134
103	3	1	110	30	17	157	-	-	55	192
BLOCK A2										
101	1	1	55	22	8	85	7	-	19	111
102	1	1	50	22	12	84	-	-	17	101
103	1	1	55	25	15	95	-	-	18	114

SECOND / THIRD FLOOR

A2



SECOND / THIRD FLOOR

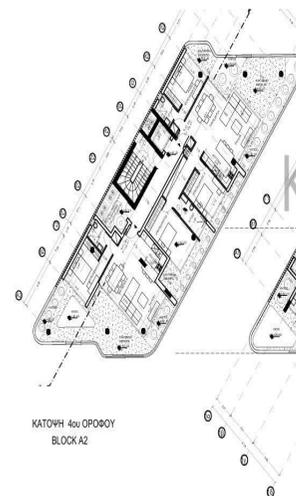
A1



Unit No.	Bedrooms	Floor	Internal Covered Area m <sup>2</sup>	Covered Balconies m <sup>2</sup>	Covered Garden m <sup>2</sup>	Total Covered Area m <sup>2</sup>	Uncovered Verandas m <sup>2</sup>	Roof Garden m <sup>2</sup>	Storage & Common m <sup>2</sup>	Total Area m <sup>2</sup>
BLOCK A1										
201	2	2	92	20	18	130	-	-	50	180
202	2	2	85	20	-	105	-	-	28	134
203	3	2	110	30	17	157	-	-	55	192
301	2	3	92	20	18	130	10	-	50	178
302	2	3	85	20	-	105	-	-	28	134
303	3	3	110	30	17	157	-	-	55	192
BLOCK A2										
201	1	2	55	22	8	85	7	-	19	120
202	1	2	55	25	15	95	-	-	17	101
203	1	2	55	25	15	95	-	-	19	114
301	2	3	85	22	14	121	7	-	26	164
302	2	3	85	28	15	128	-	-	22	148

FOURTH FLOOR

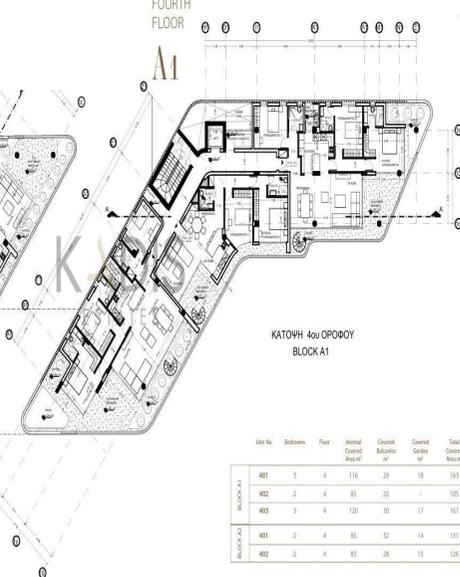
A2



KATOPH 4ου ΟΡΟΦΟΥ  
BLOCK A2

FOURTH FLOOR

A1



KATOPH 4ου ΟΡΟΦΟΥ  
BLOCK A1

Unit No.	Bedrooms	Floor	Internal Covered Area m <sup>2</sup>	Covered Balconies m <sup>2</sup>	Covered Garden m <sup>2</sup>	Total Covered Area m <sup>2</sup>	Uncovered Verandas m <sup>2</sup>	Roof Garden m <sup>2</sup>	Storage & Common m <sup>2</sup>	Total Area m <sup>2</sup>
BLOCK A1										
401	3	4	116	20	18	154	-	-	128	282
402	2	4	85	20	-	105	-	-	58	163
403	3	4	130	30	17	167	-	-	74	241
BLOCK A2										
401	2	4	85	22	14	121	-	-	26	157
402	2	4	85	28	15	128	-	-	22	148

ROOF  
GARDEN

A2

ROOF

A1

