

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

Discover an unparalleled living experience in this luxury apartment in the prestigious Potamos Germasogeia area of Limassol. Immerse yourself in the classic colonial charm of Cypriot/European architecture, where the facade is adorned with richly decorated columns, window and door frames, and natural stone elements. Enclosed balconies feature wrought iron railings, while classical bay windows and a grand entrance enhance the overall aesthetic. The meticulously designed apartment offers a harmonious blend of luxury and practicality. It features a very convenient layout and superb finishes, adding a private parking space, a storage room, and a veranda as an extra convenience. With an exquisi...

### Property Info

Covered Area	<b>181</b>
Covered Veranda	<b>44</b>
Floor Number	<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>Yes</b>

### Additional info

Reference Number	<b>234851</b>
Property type	<b>Apartment</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>2</b>

### Amenities

- Elevator

### Location

**Location:** Potamos Germasogeias Region: **Limassol**

## Price: €895 000 + VAT

VAT for this property is **€66,210** or **€170,050**. 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>~€32 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 945.00/m²</b>		

## Representative: MySpace

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License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b>
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## Price change history

€849 000 on Feb 11, 2025  
 €895 000 on Jan 23, 2026





