

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

A spacious three-bedroom apartment situated on the seafront in the Potamos Germasogeia area of Limassol. While the property requires a full renovation, the building itself, constructed in the 1980s, has been well maintained. The apartment features a generous interior layout, including a separate kitchen, guest WC, an ensuite bathroom in the master bedroom, and a family bathroom. The balcony offers views of a lush green area. Uncovered parking is available. Ideally located next to the popular Dasoudi Beach, with all amenities within walking distance. The area is known for its scenic seafront, bicycle lanes, and beautiful pedestrian walkways, making this a great investment opportunity in Li...

### Property Info

Covered Area  
Furnishing

**146**  
**Unfurnished**

### Plot / Area Info

Parking

**Uncovered, Yes**

### Additional info

Reference Number

**28398**

Property type

**Apartment**

Condition

**Pre-Owned**

Bathrooms

**2**

### Amenities

- Guest WC

### Location

**Location:** Potamos Germasogeias

Region: **Limassol**

Coordinates: **34.693917217599 / 33.087435986134**

## Price: €525 000 + VAT

VAT for this property is **€26,250** or **€99,750**. 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>~€17 600.00</b>  | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€3 596.00/m²</b> |                 |             |

## 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> |
| Phone: <b>+35726940150, +35725267777, +35725760781</b> |              |            |  |

## Price change history

€640 000 on Feb 18, 2025  
 €525 000 on Nov 19, 2025





