

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

For sale is a modern apartment currently under construction, located in the sought-after area of Potamos Germasogeias. This top-floor apartment offers 100 m<sup>2</sup> of internal space, featuring three spacious bedrooms and two modern bathrooms. The building includes an elevator for easy access and is situated in a gated complex, ensuring privacy and security for residents. ✖

Potamos Germasogeias is known for its vibrant atmosphere, combining beautiful coastal scenery with easy access to a variety of amenities. Residents can enjoy nearby cafes, restaurants, and shops, as well as quick access to the highway for convenient travel. The area also features stunning beaches and a lively community, ...

### Property Info

Covered Area

**100**

Furnishing

**Unfurnished**

Heating

**Underfloor Heating, Yes**

Air Conditioning

**All rooms, Yes**

### Plot / Area Info

Pool

**Yes**

Parking

**Covered, Yes**

### Additional info

Reference Number

**28411**

Property type

**Apartment**

Condition

**Brand New**

Bathrooms

**2**

### Amenities

- Balcony

### Location

**Location:** Potamos Germasogeias

Region: **Limassol**

Coordinates: **34.692649 / 33.080357**

## Price: €1 078 000 + VAT

VAT for this property is **€53,900** or **€204,820**. 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>€10 780.00/m<sup>2</sup></b>		

## Representative: FOX

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## Price change history

€980 000 on Feb 19, 2025

€1 078 000 on Nov 19, 2025



