

## 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 m2 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	<b>100</b>
Furnishing	<b>Unfurnished</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>28411</b>
Property type	<b>Apartment</b>
Condition	<b>Brand New</b>
Bathrooms	<b>2</b>

### 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



