

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

For sale is a stunning apartment located in the vibrant area of Potamos Germasogeias. Currently under construction, this modern residence offers an internal space of 104 m<sup>2</sup>, featuring three spacious bedrooms and two well-appointed bathrooms. Situated on the third floor of a five-story building, residents will enjoy the convenience of an elevator. 

Potamos Germasogeias is known for its picturesque surroundings and lively atmosphere. Its proximity to the coastline makes it a desirable area, blending leisure and convenience. You'll find a variety of local amenities, including shops, restaurants, and beaches, all within easy reach. Additionally, the location offers swift access to...

#### Property Info

Covered Area	<b>104</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>28451</b>
Property type	<b>Apartment</b>
Condition	<b>Brand New</b>
Bathrooms	<b>2</b>

#### Amenities

- Garden

#### Location

**Location:** Potamos Germasogeias      Region: **Limassol**  
**Coordinates: 34.692649 / 33.080357**

## Price: €1 210 000 + VAT

VAT for this property is **€60,500** or **€229,900**. 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>€11 635.00/m<sup>2</sup></b>		

## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
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## Price change history

€1 100 000 on Feb 20, 2025  
 €1 210 000 on Nov 19, 2025

