

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

For sale is a spacious apartment currently under construction, offering a generous internal space of 104 m2. This well-designed property features three comfortable bedrooms and two modern bathrooms, making it an ideal choice for families or those seeking extra space. Located on the fourth floor of a five-story building, this unit benefits from an elevator and stunning views of the surroundings. ✖

The apartment is situated in Potamos Germasogeias, a vibrant area known for its beautiful beaches, lively atmosphere, and excellent amenities. Residents will enjoy a range of shops, restaurants, and cafes just a short walk away. The proximity to the highway makes it easy to travel and explore...

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>104</b>			Reference Number	<b>28454</b>
Furnishing	<b>Unfurnished</b>	Pool	<b>Yes</b>	Property type	<b>Apartment</b>
Heating	<b>Underfloor Heating, Yes</b>	Parking	<b>Covered, Yes</b>	Condition	<b>Brand New</b>
Air Conditioning	<b>All rooms, Yes</b>			Bathrooms	<b>2</b>

Amilities	Location	Region
• Garden	<b>Location:</b> Potamos Germasogeias	<b>Region:</b> Limassol

Coordinates: **34.692649 / 33.080357**

## Price: €1 320 000 + VAT

VAT for this property is **€66,000** or **€250,800**. 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>€12 692.00/m<sup>2</sup></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

€1 200 000 on Feb 20, 2025

€1 320 000 on Nov 19, 2025

