


### 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 explor...

#### Property Info

Covered Area **104**  
 Furnishing **Unfurnished**  
 Heating **Underfloor Heating, Yes**  
 Air Conditioning **All rooms, Yes**

#### Plot / Area Info

Pool **Yes**  
 Parking **Covered, Yes**

#### Additional info

Reference Number **28454**  
 Property type **Apartment**  
 Condition **Brand New**  
 Bathrooms **2**

#### Amenities

- Garden

#### Location

**Location:** Potamos Germasogeias      Region: **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>
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## Price change history

€1 200 000 on Feb 20, 2025  
 €1 320 000 on Nov 19, 2025

