

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

This stunning apartment, currently under construction, offers a fantastic opportunity in the desirable area of Potamos Germasogeias. With an internal space of 104 m<sup>2</sup>, this top-floor unit features three spacious bedrooms and two modern bathrooms. The building is equipped with an elevator, ensuring convenient access to your new home.



Potamos Germasogeias is known for its vibrant lifestyle, blending the tranquility of residential living with easy access to amenities. Enjoy nearby beaches, shops, restaurants, and a range of recreational activities, all within a short distance. The location is also close to major highways, making travel around the region hassle-free.

Designed fo...

### 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>28458</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: €1 650 000 + VAT

VAT for this property is **€82,500** or **€313,500**. 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>€15 865.00/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

€1 500 000 on Feb 20, 2025

€1 650 000 on Nov 19, 2025

