

## 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. X

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		Plot / Area Info		Additional info	
Covered Area	<b>104</b>			Reference Number	<b>28458</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 Coordinates: <b>34.692649 / 33.080357</b>	<b>Limassol</b>

## 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

