

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

For sale: A modern, under-construction apartment in the desirable Germasogeia area. With a generous internal space of 170 m2, this property offers three spacious bedrooms and three bathrooms, making it ideal for families or anyone seeking comfort and style. Located on the 1st floor of a well-designed six-story building with elevator access, the apartment features high energy efficiency (A+), a central AC system, and underfloor heating for year-round comfort.

The apartment is set within a secure, gated complex with premium amenities, including a communal swimming pool and a fully equipped gym. Residents can enjoy modern living in a peaceful environment, while being just minutes from...

### Property Info

Covered Area	<b>170</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>28746</b>
Property type	<b>Apartment</b>
Condition	<b>Brand New</b>
Bathrooms	<b>3</b>

### Amenities

- Gym

### Location

**Location:** Potamos Germasogeias      Region: **Limassol**  
**Coordinates:** **34.697491 / 33.092863**

## Price: €1 495 000 + VAT

VAT for this property is **€99,374** or **€284,050**. 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>€8 794.00/m²</b>		

## Representative: FOX

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

€1 017 000 on Mar 11, 2025

€1 495 000 on Nov 19, 2025









