

### 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 m<sup>2</sup>, 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/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

€1 017 000 on Mar 11, 2025

€1 495 000 on Nov 19, 2025





