

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

A modern residential complex combines everything you need for a comfortable stay and relaxing. Located in the most sought-after part of Limassol  - Potamos Germasogeias. Quiet location is close to playgrounds, parks and sports schools.

Club house of nine apartments. The apartments are finished with premium materials and are available in three layouts with one, two and three bedrooms. All layouts have high ceilings (3 m) and spacious verandas.

### Property Info

Covered Area	<b>135</b>
Covered Veranda	<b>30</b>
Floor Number	<b>2</b>
Total Number of Floors	<b>3</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Pool	<b>Common, Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>3116</b>
Property type	<b>Apartment</b>
Condition	<b>Brand New</b>
Construction Year	<b>2021</b>
Bathrooms	<b>3</b>

### Amenities

•	Amenities	Location	Region
•	Parking	<b>Location:</b> Potamos Germasogeias <b>Coordinates:</b> <b>34.705039175734 / 33.092548587347</b>	<b>Limassol</b>

## Price: €741 400 + VAT

VAT for this property is **€37,070** or **€140,866**. 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 Price per SQM	<b>None</b> <b>€5 492.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
-----	-----------------	-------------------------------------	---	-----------------	-------------

## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
License number	<b>347/E</b>	Legal name	<b>Esperia Estates (Limassol-Paphos) Limited</b>
Phone: <b>+35725255505, +35794001333</b>			

## Price change history

€741 000 on Apr 8, 2025

€741 400 on Aug 14, 2025







