

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

Apartment homes that make a statement! They are the epitome of modern, designer living. At this boutique and intimate complex, a resident's every whim and fancy is catered for with understated style, all of which make this Limassol's premier address for a select few. ✖

Each apartment stands on its own just like a private residence. Apartments are spacious, bedrooms have en suite bathrooms, there is plenty of cupboard space, high ceilings, private pools, large terraces, plenty of green on the terraces and around the building. The positioning of the building with large openings in the south and smaller in the north, a perforated façade to protect from the strong sun in the e...

#### Property Info

Covered Area	<b>231</b>
Covered Veranda	<b>53</b>
Uncovered Veranda	<b>12</b>
Floor Number	<b>2</b>
Total Number of Floors	<b>4</b>
Energy Efficiency	<b>A</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>4378</b>
Property type	<b>Apartment</b>
Bathrooms	<b>3</b>

#### Amenities

- Parking

#### Location

**Location:** Potamos Germasogeias  
 Coordinates: **34.695984835956 / 33.076744064793**

Region: **Limassol**

## Price: €1 705 000 + VAT

VAT for this property is **€168,950** or **€323,950**. 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>~€64 800.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€7 381.00/m<sup>2</sup></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>
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## Price change history

€1 705 000 on Apr 30, 2025



