

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

Elegant Three-Bedroom Residence in Prime Coastal Location – Germasogeia, Limassol  
This beautifully appointed apartment combines the serenity of coastal living with the convenience of a central location, just 200 meters from the sea and near the vibrant heart of Limassol.

The thoughtfully designed layout provides generous interior space with a seamless flow between the kitchen, dining, and living areas. Premium finishes include semi-solid parquet flooring, Italian marble in bathrooms, and concealed air-conditioning units for a sleek, modern aesthetic.

Three spacious bedrooms offer privacy and comfort, with abundant natural light and bespoke European cabinetry througho...

Property Info		Plot / Area Info		Additional info	
Covered Area	160			Reference Number	235196
Covered Veranda	23			Property type	Apartment
Floor Number	3	Parking	Covered, Yes	Construction Year	2027
Energy Efficiency	A			Bathrooms	2
Air Conditioning	All rooms, Yes				
Amenities		Location			
• Parking		Location: Potamos Germasogeias Region: Limassol			

## Price: €980 000 + VAT

VAT for this property is **€57,575** or **€186,200**. 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>~€35 800.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€6 125.00/m²</b>		

## Representative: MySpace

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## Price change history

€1 030 000 on Jun 5, 2025  
 €980 000 on Jun 22, 2025

