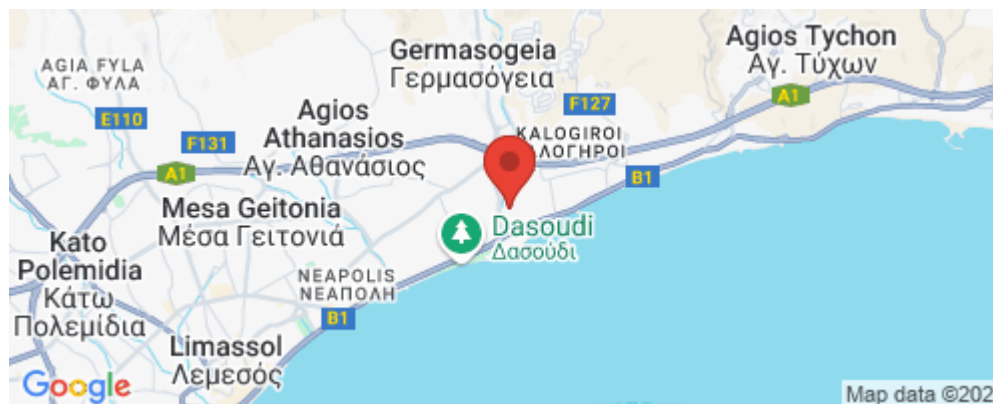


## 3 Bedroom Apartment for Sale in Limassol District

For sale: Modern 3-bedroom apartment in Potamos Germasogeia, currently under construction. This spacious home offers 153.19 m<sup>2</sup> of internal space, featuring an open-plan living area, two comfortable bathrooms, and large windows for plenty of natural light. Situated on the 2nd floor of a four-story building, the apartment is easily accessible by elevator.



The complex is fully gated, ensuring privacy and security. Residents can enjoy top-class amenities including a communal swimming pool, well-equipped gym, and underfloor heating for year-round comfort. The property is located in Potamos Germasogeia, a vibrant and sought-after area known for its serene atmosphere and convenient lives...

### Property Info

|                  |                                |
|------------------|--------------------------------|
| Covered Area     | <b>153</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>13161</b>     |
| Property type    | <b>Apartment</b> |
| Condition        | <b>Brand New</b> |
| Bathrooms        | <b>2</b>         |

### Amenities

- Gym

### Location

Region: **Limassol**  
Coordinates: **34.699911741566 / 33.089917061104**

## Price: €2 280 000 + VAT

VAT for this property is **€120,259** or **€433,200**. 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>None</b>                     | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€14 902.00/m<sup>2</sup></b> |                 |             |

## Representative: Purple International Real Estate

|                     |              |            |                                    |
|---------------------|--------------|------------|------------------------------------|
| Registration number | <b>1052</b>  | Email      | <b>info@purpleinternational.eu</b> |
| License number      | <b>512/E</b> | Legal name | <b>A.A. Purple Real Estate Ltd</b> |
| Phone: +35723811058 |              |            |                                    |

## Price change history

€2 280 000 on Jun 6, 2025

