

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

Nestled in a highly sought-after location in the Germasogeia district, :spirit promises a seamless fusion of opportunities for business and leisure. Situated only moments away from a stretch of sandy beaches and close to a host of top-tier entertainment options, it combines proximity to key business centers and easy access to the main highway, delivering the best of both worlds. Perfectly merging urban lifestyle with a Mediterranean haven of prosperity, this property is ideal for residents and investors who desire to have everything at their fingertips.



EVERY PROPERTY IS DELIVERED WITH THE SIGNATURE TOP STANDARD FINISHES:

Semi-solid parquet floors in each room;  
Marble f...

#### Property Info

#### Plot / Area Info

#### Additional info

Covered Area  
Furnishing  
Heating  
Air Conditioning

**117.8**  
**Unfurnished**  
**Underfloor Heating, Yes**  
**All rooms, Yes**

Pool **Yes**  
Parking **Covered, Yes**

Reference Number **30365**  
Property type **Apartment**  
Condition **Brand New**  
Bathrooms **3**  
View **City view**

#### Amenities

#### Location

- Gym

**Location:** Potamos Germasogeias  
Coordinates: **34.700536996366 / 33.084287983656**

Region: **Limassol**

## Price: €1 420 000 + VAT

VAT for this property is **€71,000** or **€269,800**. 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>€12 137.00/m<sup>2</sup></b>		

## Representative: FOX

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## Price change history

€1 420 000 on Jul 12, 2025







