

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

For sale is a completed apartment with a spacious internal area of 98 m<sup>2</sup>, located on the 1st floor out of 3 in a modern building with an elevator. The property features 3 comfortable bedrooms and 2 well-appointed bathrooms, making it ideal for families or those seeking extra space. The apartment is unfurnished, providing the perfect opportunity to design and decorate to your personal style.



This apartment is set within a secure gated complex that offers excellent amenities. Residents enjoy the benefits of underfloor heating for added comfort, and a communal swimming pool for relaxation and leisure. The energy efficiency rating of A ensures lower utility costs and a more sustainabl...

#### Property Info

|                  |                                |
|------------------|--------------------------------|
| Covered Area     | <b>98</b>                      |
| Furnishing       | <b>Unfurnished</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>30653</b>     |
| Property type    | <b>Apartment</b> |
| Condition        | <b>Pre-Owned</b> |
| Bathrooms        | <b>2</b>         |

#### Amenities

- Balcony

#### Location

**Location:** Potamos Germasogeias      Region: **Limassol**  
**Coordinates:** **34.700846305769 / 33.083083483735**

## 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 | <b>~€26 256.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€7 565.00/m<sup>2</sup></b> |                 |             |

## Representative: FOX

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                                    | <b>488</b>   | Email      | <b>info@foxrealty.com.cy</b>               |
| License number   | <b>344/E</b> | Legal name | <b>FOX Smart Estate Agency Network Ltd</b> |
| Phone: <b>+35726940150, +35725267777, +35725760781</b> |              |            |  |

## Price change history

€741 400 on Jul 26, 2025





