

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

Spacious 3-Bedroom Apartment + Office | 1st Line from the Sea

Enjoy coastal living in this 125 sqm apartment featuring 3 bedrooms plus a windowless office.

Prime first-line location by the sea

2 bathrooms

Underfloor heating throughout

Private parking space behind a barrier gate

Ideal layout for family living or remote work

A perfect blend of comfort, functionality, and unbeatable seaside location.

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>136</b>			Reference Number	<b>238316</b>
Covered Veranda	<b>9</b>	Pool	<b>Common, Yes</b>	Property type	<b>Apartment</b>
Energy Efficiency	<b>B</b>	Parking	<b>Yes</b>	Condition	<b>Pre-Owned</b>
Air Conditioning	<b>All rooms, Yes</b>			Construction Year	<b>2022</b>
				Bathrooms	<b>2</b>

### Amenities

- Elevator

### Location

**Location:** Potamos Germasogeias Region: **Limassol**

## Price: €720 000 + VAT

VAT for this property is **€36,000** or **€136,800**. 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 Price per SQM	<b>~€25 400.00</b> <b>€5 294.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty Ltd</b>
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## Price change history

€720 000 on Jul 26, 2025







