

## 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

|                   |                       |
|-------------------|-----------------------|
| Covered Area      | <b>136</b>            |
| Covered Veranda   | <b>9</b>              |
| Energy Efficiency | <b>B</b>              |
| Air Conditioning  | <b>All rooms, Yes</b> |

### Plot / Area Info

|         |                    |
|---------|--------------------|
| Pool    | <b>Common, Yes</b> |
| Parking | <b>Yes</b>         |

### Additional info

|                   |                  |
|-------------------|------------------|
| Reference Number  | <b>238316</b>    |
| Property type     | <b>Apartment</b> |
| Condition         | <b>Pre-Owned</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 | <b>~€25 400.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€5 294.00/m<sup>2</sup></b> |                 |             |

## Representative: MySpace

|  |              |            |   |
|--|--------------|------------|---|
| Registration number                      | <b>229/E</b> | Email      | <b>myspace.cyprus@gmail.com</b>                 |
| License number                           | <b>1047</b>  | Legal name | <b>MYSACE Real Estate/ A.SP.Thinkrealty ltd</b> |
| Phone: <b>+35795129336, +35799409010</b> |              |            |   |

## Price change history

€720 000 on Jul 26, 2025







