

## 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







