

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

This elegant residential complex in central Limassol is just 600 meters from the beach, nestled in a tranquil tourist area. The eight-story building features residences encircling a lush central garden, with an architectural design inspired by superyacht aesthetics, showcasing sleek horizontal lines along its 300-meter span. The main features of the project: Parquet board; Marble floors and walls in toilets and bathrooms; High ceilings (3.15 m); High-security entrance doors; Video intercom system; Water floor heating and central air conditioning system; High-quality sanitary ware from well-known European brands; Thermo-aluminum window frames; First-class kitchen sets and wardrobes from Eur...



### Property Info

### Plot / Area Info

Covered Area	<b>162</b>
Covered Veranda	<b>42</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>1</b>

### Additional info

Reference Number	<b>A0325-1</b>
Property type	<b>Apartment</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>1</b>

### Amenities

### Location

**Location:** Potamos Germasogeias    Region: **Limassol**  
**Coordinates:** **34.70062 / 33.08917**

**Price: €1 900 000 + VAT**

VAT for this property is **€114,704** or **€361,000**. 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>~€72 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€11 728.00/m²</b>		

**Representative: Cyprus Developers Alliance (CDA Group)**

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**Price change history**

€1 900 000 on Aug 26, 2025









