

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

Located just 30 meters from the sandy beach, this top-floor apartment is positioned in the eastern part of Limassol, offering proximity to daily amenities while remaining within reach of the city's business and leisure hubs. The residence combines a functional interior layout with modern finishes, designed to accommodate both comfort and practical living. The apartment has a covered area of 157 m<sup>2</sup>, including 132 m<sup>2</sup> of indoor space and a 25 m<sup>2</sup> veranda. The interior includes a spacious open-plan kitchen and living room, 1 master bedroom with an en-suite bathroom and walk-in closet, 2 additional en-suite bedrooms, and a guest WC. Floor-to-ceiling glazed folding doors lea... ✖

**Property Info**

Covered Area **157**  
Covered Veranda **25**  
Floor Number **1**  
Total Number of Floors **1**

**Plot / Area Info****Amenities**

**Location:** Potamos Germasogeias    **Region:** Limassol  
Coordinates: **34.69824 / 33.09688**

**Additional info**

Reference Number **B184-1**  
Property type **Apartment**  
Condition **Pre-Owned**  
Bathrooms **4**

## Price: €950 000 + VAT

VAT for this property is **€53,430** or **€180,500**. 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<br>Price per SQM | <b>~€34 600.00</b><br><b>€6 051.00/m<sup>2</sup></b> | Common expenses | <b>None</b> |
|-----|-----------------|-------------------------------------|--|-----------------|-------------|

## Representative: Cyprus Developers Alliance (CDA Group)

|  |                                |            |   |
|--|--------------------------------|------------|---|
| Registration number                      | <b>Registration number 591</b> | Email      | <b>sales@cyprus-alliance.com</b>              |
| License number                           | <b>License 118/E</b>           | Legal name | <b>Cyprus Developers Alliance (CDA Group)</b> |
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## Price change history

€950 000 on Aug 26, 2025







