

## 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	<b>157</b>
Covered Veranda	<b>25</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>1</b>

### Plot / Area Info

### Additional info

Reference Number	<b>B184-1</b>
Property type	<b>Apartment</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>4</b>

### Amenities

### Location

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

**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	<b>~€34 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€6 051.00/m<sup>2</sup></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>
Phone: <b>+35725059360, +35797544416</b>			

**Price change history**

€950 000 on Aug 26, 2025







