

### 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 m², including 132 m² of indoor space and a 25 m² 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	Plot / Area Info
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Covered Area 157
Covered Veranda 25
Floor Number 1
Total Number of Floors 1

### Amenities Location

**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 Excluded

Title transfer fee ~€34 600.00

Price per SQM €6 051.00/m²

Common expenses None

# Representative: Cyprus Developers Alliance (CDA Group)

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## **Price change history**

€950 000 on Aug 26, 2025















