

### 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

#### Plot / Area Info

#### Additional info

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

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

#### 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>
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## Price change history

€950 000 on Aug 26, 2025







