

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

This 3-bedroom apartment is located on the first line by the sea, adjacent to Dasoudi Park in Limassol. Positioned on the 2nd floor of a 5-storey residential building, the apartment offers direct access to the beach and has undergone a full renovation with updated infrastructure and modern systems. The layout includes two bedrooms, each with an en-suite bathroom and built-in wardrobes, a spacious living area with a bio fireplace, and a kitchen equipped with an island and integrated appliances. The dining area features panoramic windows with unobstructed views of the sea. Covered parking is available within the gated complex. Advanced systems such as water-based underfloor heating, a VRV a... ✖

### Property Info

### Plot / Area Info

### Additional info

Covered Area **125**  
 Floor Number **1**  
 Total Number of Floors **1**

Reference Number **B204-1**  
 Property type **Apartment**  
 Condition **Pre-Owned**  
 Bathrooms **3**

### Amenities

### Location

**Location:** Potamos Germasogeias    Region: **Limassol**  
 Coordinates: **34.69225 / 33.08072**

## Price: €850 000 + VAT

VAT for this property is **€42,500** or **€161,500**. 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>~€30 600.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€6 800.00/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> |
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## Price change history

€850 000 on Aug 26, 2025







