

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

- 2+1 bedrooms
- 2 W/C
- Internal Area 86 m2
- Covered Veranda 15m2
- Uncovered Veranda 5m2
- Large private garden 30m2
- underground Parking
- Fully Furnished
- Kitchen appliances
- Common swimming pool



This charming apartment features a bright and airy layout, enhanced by large windows that open into an exceptionally generous private garden — perfect for relaxing, entertaining, or creating your own green oasis.

Originally a spacious 2-bedroom, now cleverly transformed into a functional 3-bedroom home, maximizing space and practicality.

Walking distance to the beach!  
Great rental Investment!!

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#### Property Info

#### Plot / Area Info

#### Additional info

Covered Area **86**  
 Heating **Central Heating, Yes**  
 Air Conditioning **All rooms, Yes**

Pool **Yes**  
 Parking **Covered, Yes**

Reference Number **13975**  
 Property type **Apartment**  
 Condition **Pre-Owned**  
 Bathrooms **1**  
 View **City view**

#### Amenities

#### Location



• Garden

**Location:** Potamos Germasogeias      Region: **Limassol**  
**Coordinates:** **34.700843 / 33.091052**

[www.index.cy](http://www.index.cy) - All Cyprus Real Estate

## Price: €395 000 + VAT

VAT for this property is **€19,750** or **€75,050**. 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>~€12 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 593.00/m<sup>2</sup></b>		

## Representative: Kadis Estates

Registration number	<b>506</b>	Email	<b>info@kadis.com.cy</b>
License number	<b>62/E</b>	Legal name	<b>N/A</b>
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## Price change history

€385 000 on Sep 17, 2025

€395 000 on Mar 27, 2026





