

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

The building is located in the central part of Columbia, near the entrance to Limassol, close to numerous amenities (supermarkets, schools, shops, pharmacies, etc.) and just a few minutes from the beach consists of 4 spacious apartments!

The apartments feature a modern open-plan living and dining area, a contemporary kitchen, a large balcony, 3 bedrooms with double beds and built-in wardrobes (the master with its own en-suite bathroom), a guest toilet, a large family bathroom, and a huge rooftop terrace with stunning views – perfect for entertaining.

In addition, the property comes with a separate apartment with 2 rooms and a bathroom on the ground floor.

\* 3-bedro...

#### Property Info

Covered Area **135**  
 Covered Veranda **10**  
 Air Conditioning **All rooms, Yes**

#### Plot / Area Info

Parking **Yes**

#### Additional info

Reference Number **237647**  
 Property type **Apartment**  
 Condition **Pre-Owned**  
 Bathrooms **2**

#### Amenities

#### Location

**Location:** Potamos Germasogeias Region: **Limassol**

**Price: €560 000 + VAT**

VAT for this property is **€28,000** or **€106,400**. 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>~€19 000.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 148.00/m<sup>2</sup></b>		

**Representative: MySpace**

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**Price change history**

€560 000 on Sep 18, 2025





