

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

Discover an unparalleled living experience in this luxury apartment in the prestigious Potamos Germasogeia area of Limassol. Immerse yourself in the classic colonial charm of Cypriot/European architecture, where the façade is adorned with richly decorated columns, window and door frames, and natural stone elements. Enclosed balconies feature wrought iron railings, while classical bay windows and a grand entrance enhance the overall aesthetic.

The meticulously designed apartment offers a harmonious blend of luxury and practicality. It features a very convenient layout and superb finishes, adding a private parking space, a storage room, and a veranda as an extra convenience.

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### Property Info

Covered Area	<b>181</b>
Covered Veranda	<b>44</b>
Floor Number	<b>4</b>
Total Number of Floors	<b>6</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>B</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Pool	<b>Common, Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>8085</b>
Property type	<b>Apartment</b>
Condition	<b>Brand New</b>
Construction Year	<b>2020</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

**Location:** Potamos Germasogeias      Region: **Limassol**  
**Coordinates:** **34.695496 / 33.077944**

**Price: €895 000 + VAT**

VAT for this property is **€66,210** or **€170,050**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 945.00/m<sup>2</sup></b>		

**Representative: Cyprus Sotheby's International Realty**

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**Price change history**

€849 000 on Oct 8, 2025

€895 000 on Dec 4, 2025

















