

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

Discover the perfect blend of comfort and elegance in this stunning apartment, ideally situated on the 4th floor of a modern building, offering breathtaking sea views. This beautiful space features three well-appointed bedrooms and two bathrooms, providing an ideal living arrangement for both privacy and convenience. Each room is designed to maximize the panoramic seascape, ensuring that you can enjoy serene water vistas from the comfort of your home.



The elegant gated project is located a mere 350 m from the sea in one of the most popular Limassol areas. Just a stone throw away from the azure waters of the Mediterranean, it invites you for a stroll on Limassol's main tourist ...

#### Property Info

|                        |                                |
|------------------------|--------------------------------|
| Covered Area           | <b>96</b>                      |
| Floor Number           | <b>4</b>                       |
| Total Number of Floors | <b>4</b>                       |
| Furnishing             | <b>Furnished</b>               |
| Heating                | <b>Autonomous 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>9173</b>      |
| Property type     | <b>Apartment</b> |
| Condition         | <b>Brand New</b> |
| Construction Year | <b>2022</b>      |
| Bathrooms         | <b>2</b>         |

#### Amenities

- Parking

#### Location

**Location:** Potamos Germasogeias      Region: **Limassol**  
**Coordinates: 34.699933 / 33.095008**

## Price: €952 000 + VAT

VAT for this property is **€47,600** or **€180,880**. 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>€9 917.00/m<sup>2</sup></b> |                 |             |

## Representative: Cyprus Sotheby's International Realty

|  |              |            |                                       |
|--|--------------|------------|---------------------------------------|
| Registration number                      | <b>1013</b>  | Email      | <b>info@cyprus-sothebysrealty.com</b> |
| License number                           | <b>517/E</b> | Legal name | <b>ConceptRealty Ltd</b>              |
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## Price change history

€850 000 on Oct 8, 2025  
 €952 000 on Mar 17, 2026









