

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

Welcome to a residence that perfectly balances elegance and comfort, situated in a prestigious gated community on the first line. This three-level home offers the privacy of a villa with the convenience of apartment living, featuring two private entrances—one directly from the underground parking and another from the ground floor.



Inside, you'll find three spacious bedrooms, each with its own en-suite bathroom. Two of the bedrooms are enhanced with walk-in wardrobes. The kitchen stands out with its high-end appliances and large panoramic windows that fill the space with natural light. It opens smoothly into the dining area, perfect for both everyday meals and entertaining.

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### Property Info

Covered Area	<b>588</b>
Total Number of Floors	<b>5</b>
Furnishing	<b>Furnished</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Pool **Common, Yes**

### Additional info

Reference Number	<b>9944</b>
Property type	<b>Apartment</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2015</b>
Bathrooms	<b>4</b>

### Amenities

- Fireplace

### Location

**Location:** Potamos Germasogeias      Region: **Limassol**  
**Coordinates:** **34.694621 / 33.090906**

## Price: €4 800 000 + VAT

VAT for this property is **€740,571** or **€912,000**. 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>~€188 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€8 163.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

Registration number	<b>1013</b>	Email	<b>info@cyprus-sothebysrealty.com</b>
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## Price change history

€4 800 000 on Oct 8, 2025









