

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

Experience luxurious coastal living in this stunning 3-bedroom apartment, ideally situated on the first line of Limassol’s prestigious tourist area, offering breathtaking sea views from its spacious veranda. With 145 sq.m. of covered space, this elegant residence showcases sunlit living areas, a modern fitted kitchen, two bathrooms, and private parking. The residents benefit from modern comforts like central air conditioning, electric underfloor heating, a fireproof security door, and access to a communal roof garden.

As part of an exclusive gated complex, this apartment serves as an excellent home base, vacation retreat, or rental property. Finished to the highest standards, the ...

#### Property Info

Covered Area **145**  
 Covered Veranda **20**  
 Floor Number **5**  
 Total Number of Floors **5**  
 Furnishing **Furnished**  
 Heating **Underfloor Heating, Yes**  
 Air Conditioning **All rooms, Yes**

#### Plot / Area Info

Parking **Uncovered, Yes**

#### Additional info

Reference Number **10355**  
 Property type **Apartment**  
 Condition **Pre-Owned**  
 Construction Year **2019**  
 Bathrooms **2**

#### Amenities

- Parking

#### Location

**Location:** Potamos Germasogeias    Region: **Limassol**  
 Coordinates: **34.69616 / 33.090792**

## Price: €650 000 + VAT

VAT for this property is **€32,500** or **€123,500**. 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>~€22 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 483.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€650 000 on Oct 8, 2025













