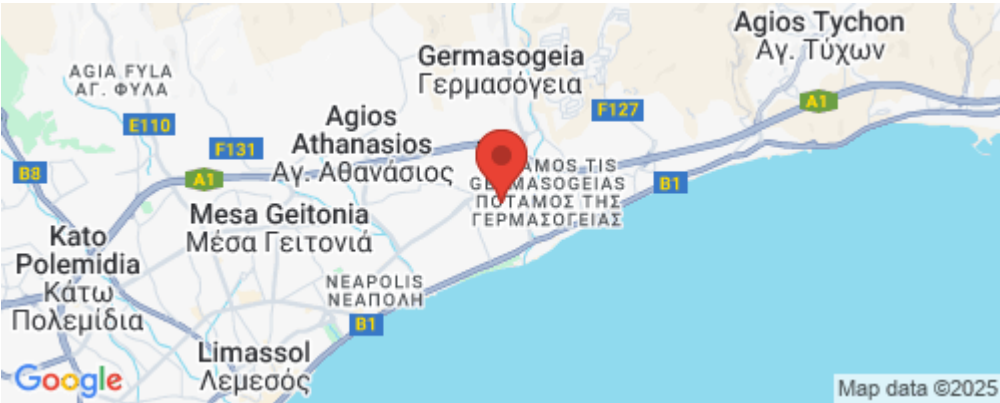


3 Bedroom Apartment for Sale in Potamos Germasogeias, Limassol District

Tucked away in the prestigious Germasogeia area of Limassol, this boutique residential development redefines elegant urban living. Comprising only twelve meticulously designed apartments, the project offers a rare blend of privacy, comfort, and contemporary luxury in one of the city’s most desirable neighborhoods. With lush surroundings and proximity to high-end restaurants, chic cafés, and the sparkling Mediterranean, residents enjoy a tranquil lifestyle without sacrificing convenience. Just a short walk or drive connects you to elite schools, renowned supermarkets, pharmacies, and the beach. Each apartment is crafted with premium materials and boasts high ceilings, floor-...



Property Info

Covered Area	164
Covered Veranda	49
Uncovered Veranda	5
Floor Number	4
Total Number of Floors	4
Furnishing	Unfurnished
Energy Efficiency	A
Heating	Autonomous Heating, Yes
Air Conditioning	All rooms, Yes

Amenities

- Parking

Location

Location: Potamos Germasogeias Region: **Limassol**
Coordinates: **34.701565 / 33.083508**

Plot / Area Info

Pool	Common, Yes
Parking	Covered, Yes

Additional info

Reference Number	12746
Property type	Apartment
Bathrooms	3

Price: €1 070 000 + VAT

VAT for this property is **€66,288** or **€203,300**. 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	Excluded	Title transfer fee	~€39 400.00	Common expenses	None
		Price per SQM	€6 524.00/m²		

Representative: Cyprus Sotheby's International Realty

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Price change history

€1 070 000 on Oct 8, 2025





