

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

This modern residential project is located in a quiet, well-established neighborhood near the heart of Limassol, offering easy access to the city center, schools, shops, and key transport routes. The development consists of just six apartments across three levels, including four 2-bedroom and two 3-bedroom units, all designed to combine comfort, functionality, and elegant aesthetics. ✖

Spacious layouts with generous living areas and covered verandas provide an ideal environment for modern urban living. Large windows fill the interiors with natural light, while high-quality finishes reflect attention to detail. Apartments on the third floor offer an additional advantage — the option...

### Property Info

Covered Area	<b>173</b>
Covered Veranda	<b>36</b>
Uncovered Veranda	<b>17</b>
Floor Number	<b>3</b>
Total Number of Floors	<b>3</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number	<b>13838</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>4</b>

### Amenities

- Parking

### Location

**Location:** Potamos Germasogeias      Region: **Limassol**  
**Coordinates:** **34.704749 / 33.078463**

**Price: €875 000 + VAT**

VAT for this property is **€60,036** or **€166,250**. 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>€5 058.00/m<sup>2</sup></b>		

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

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**Price change history**

€875 000 on Oct 9, 2025







