

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

Experience refined living in a luxury gated complex, just 7 minutes from Dasoudi Beach, featuring panoramic sea views and resort-style comforts. 

### Key Features:

- 3 bedrooms
- 3 bathrooms
- Internal area: 113 m<sup>2</sup>
- Covered veranda: 30 m<sup>2</sup>
- 16th floor with uninterrupted sea & city views
- A/C in all rooms
- Covered parking space
- Private storage room
- Built in 2022

### Facilities & Amenities:

- 24/7 reception & concierge
- Gated entrance with security pavilion
- Outdoor swimming pool
- Daily brunch restaurant (buffet breakfast & brunch)
- Fully equipp...

### Property Info

|                  |                                |
|------------------|--------------------------------|
| Covered Area     | <b>113</b>                     |
| Heating          | <b>Underfloor Heating, Yes</b> |
| Air Conditioning | <b>All rooms, Yes</b>          |

### Plot / Area Info

|         |                     |
|---------|---------------------|
| Pool    | <b>Yes</b>          |
| Parking | <b>Covered, Yes</b> |

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>14608</b>     |
| Property type    | <b>Apartment</b> |
| Condition        | <b>Pre-Owned</b> |
| Bathrooms        | <b>3</b>         |
| View             | <b>Sea view</b>  |

- Gym

**Location**

**Location:** Potamos Germasogeias      Region: **Limassol**

Coordinates: **34.69766497 / 33.09034913**

## Price: €1 600 000 + VAT

VAT for this property is **€80,000** or **€304,000**. 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>~€60 600.00</b>              | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€14 159.00/m<sup>2</sup></b> |                 |             |

## Representative: Kadis Estates

|                            |             |            |                          |
|----------------------------|-------------|------------|--------------------------|
| Registration number        | <b>506</b>  | Email      | <b>info@kadis.com.cy</b> |
| License number             | <b>62/E</b> | Legal name | <b>N/A</b>               |
| Phone: <b>+35722344842</b> |             |            |                          |

## Price change history

€1 600 000 on Oct 23, 2025











