

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

Situated in one of Limassol's most desirable coastal neighborhoods, this 3-bedroom apartment offers a perfect blend of modern style, comfort, and convenience, just a short walk from Dasoudi Beach and close to all everyday amenities. 

### Property Overview:

Total Covered Area: 137.3 m<sup>2</sup>

Internal Area: 112.8 m<sup>2</sup>

Covered Veranda: 24.5 m<sup>2</sup>

Uncovered Veranda: 2 m<sup>2</sup>

Storage Room: 3 m<sup>2</sup>

1 Covered Parking Space

Communal Area: 11.5 m<sup>2</sup>

### Key Features:

Bright, open-plan living space with high ceilings (3.17 m)

Energy-efficient VRV air conditioning and underfloor water heating

Premium European kitchen with stone counterto...

### Property Info

### Plot / Area Info

### Additional info

Covered Area  
Furnishing  
Heating  
Air Conditioning

**137.3**  
**Unfurnished**  
**Underfloor Heating, Yes**  
**All rooms, Yes**

Pool **Yes**  
Parking **Covered, Yes**

Reference Number **31201**  
Property type **Apartment**  
Condition **Brand New**  
Bathrooms **2**  
View **City view**

## Amenities

- Garden

## Location

**Location:** Potamos Germasogeias      Region: **Limassol**  
Coordinates: **34.692649 / 33.080357**

## Price: €798 000 + VAT

VAT for this property is **€39,900** or **€151,620**. 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>€5 825.00/m<sup>2</sup></b> |                 |             |

## Representative: FOX

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                                    | <b>488</b>   | Email      | <b>info@foxrealty.com.cy</b>               |
| License number   | <b>344/E</b> | Legal name | <b>FOX Smart Estate Agency Network Ltd</b> |
| Phone: <b>+35726940150, +35725267777, +35725760781</b> |              |            |  |

## Price change history

€740 000 on Oct 25, 2025

€798 000 on Dec 19, 2025



