

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

Just a one-minute walk from the beach, Columbia Beach Club, and Noa Beach, the apartment offers the perfect Mediterranean lifestyle, surrounded by restaurants, cafés, supermarkets, and all essential amenities — everything you need is within easy reach. Fully renovated in 2022, this home spans 140 m<sup>2</sup> of internal covered space and showcases a seamless combination of contemporary design and everyday comfort. The spacious open-plan living and dining area is filled with natural light and connects effortlessly to two large balconies overlooking the lush gardens and swimming pool, creating the perfect indoor-outdoor flow. The apartment features three bedrooms, including a ma...

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>140</b>	Pool	<b>Common, Yes</b>	Reference Number	<b>240321</b>
Energy Efficiency	<b>B</b>	Parking	<b>Yes</b>	Property type	<b>Apartment</b>
Air Conditioning	<b>All rooms, Yes</b>			Condition	<b>Pre-Owned</b>
Amenities		Location		Construction Year	<b>1991-2000</b>
• Elevator		<b>Location:</b> Potamos Germasogeias Region: <b>Limassol</b>		Bathrooms	<b>2</b>

## Price: €750 000 + VAT

VAT for this property is **€37,500** or **€142,500**. 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>~€26 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 357.00/m<sup>2</sup></b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty Ltd</b>
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## Price change history

€750 000 on Nov 1, 2025







