

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

Modern and elegant whole floor penthouse located in a quiet residential area of Germasogia Tourist Area, within walking distance from the sea. Set in a small building of just 5 apartments, it offers privacy, comfort and modern quality living.

### Key Features:

- 3 bedrooms (master bedroom with en suite shower)
- 3 bathrooms (guest toilet, master en suite with shower & main bathroom with bathtub)
- Total covered area 232 m<sup>2</sup> (including 124 m<sup>2</sup> internal areas and 108 m<sup>2</sup> verandas on the same level with BBQ area)
- Storage room on the same level (convertible into maid's room)
- Covered & closed parking for 2+ cars with ...

### Property Info

Covered Area	<b>232</b>
Floor Number	<b>3</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

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

### Additional info

Reference Number	<b>240694</b>
Property type	<b>Apartment</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2018</b>
Bathrooms	<b>3</b>

### Amenities

- Parking

### Location

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

## Price: €890 000 + VAT

VAT for this property is **€88,540** or **€169,100**. 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>~€32 200.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 836.00/m²</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>
Phone: <b>+35795129336, +35799409010</b>			

## Price change history

€890 000 on Nov 19, 2025







