

3 Bedroom Apartment for Sale in Potamos Germasogeias, Limassol District

Situated in the desirable residential enclave of Potamos Germasogeias, this three-bedroom apartment offers a well-balanced blend of comfort, quality, and everyday convenience. Fully furnished and equipped with all essential electrical appliances, it provides a truly ready-to-move-in living experience ideal for both permanent residence and long-term use. The interiors are bright and welcoming, enhanced by an east-south orientation that draws sunlight throughout the day. High ceilings and refined finishes contribute to a sense of openness, while underfloor heating ensures year-round comfort.



The living areas extend onto generous covered verandas, creating additional space for relaxa...

Property Info

Covered Area	145
Covered Veranda	30
Floor Number	1
Total Number of Floors	3
Furnishing	Furnished
Energy Efficiency	A
Heating	Underfloor Heating, Yes
Air Conditioning	All rooms, Yes

Plot / Area Info

Pool	Common, Yes
Parking	Covered, Yes

Additional info

Reference Number	15399
Property type	Apartment
Condition	Pre-Owned
Construction Year	2021
Bathrooms	2

Amenities

- Parking

Location

Location: Potamos Germasogeias Region: **Limassol**
Coordinates: **34.706106 / 33.10106**

Price: €490 000 + VAT

VAT for this property is **€24,500** or **€93,100**. 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	Excluded	Title transfer fee	~€16 200.00	Common expenses	None
		Price per SQM	€3 379.00/m²		

Representative: Cyprus Sotheby's International Realty

Registration number	1013	Email	info@cyprus-sothebysrealty.com
License number	517/E	Legal name	ConceptRealty Ltd
Phone: +35726080180, +35797612926			

Price change history

€645 000 on Nov 21, 2025
 €595 000 on Jan 22, 2026
 €560 000 on Feb 28, 2026
 €490 000 on May 16, 2026













