

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

Tucked away in the prestigious Germasogeia area of Limassol, this boutique residential development redefines elegant urban living. Comprising only twelve meticulously designed apartments, the project offers a rare blend of privacy, comfort, and contemporary luxury in one of the city's most desirable neighborhoods.



With lush surroundings and proximity to high-end restaurants, chic cafés, and the sparkling Mediterranean, residents enjoy a tranquil lifestyle without sacrificing convenience. Just a short walk or drive connects you to elite schools, renowned supermarkets, pharmacies, and the beach. Each apartment is crafted with premium materials and boasts high ceilings, floor-...

### Property Info

Covered Area	<b>156</b>
Covered Veranda	<b>38</b>
Uncovered Veranda	<b>8</b>
Floor Number	<b>4</b>
Total Number of Floors	<b>4</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>
Heating	<b>Autonomous Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Pool	<b>Common, Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>12747</b>
Property type	<b>Apartment</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

**Location:** Potamos Germasogeias      Region: **Limassol**  
**Coordinates:** **34.701565 / 33.083508**

## Price: €1 090 000 + VAT

VAT for this property is **€60,369** or **€207,100**. 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>~€40 200.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€6 987.00/m²</b>		

## Representative: Cyprus Sotheby's International Realty

Registration number	<b>1013</b>	Email	<b>info@cyprus-sothebysrealty.com</b>
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## Price change history

€1 090 000 on Dec 19, 2025













