

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

3 Bedroom Residence – Premium Family Living in a Resort-Style Community

The 3-bedroom residence offers a refined and spacious living solution for families or buyers seeking a high-end coastal lifestyle in one of Limassol’s most desirable locations. Located in Potamos Germasogeias, it combines generous interior spaces with access to exceptional on-site facilities. The residence features a large open-plan living and dining area designed for both everyday family life and entertaining. All three bedrooms are comfortably sized and thoughtfully arranged to ensure privacy and functionality, while quality finishes enhance the overall sense of luxury and durability.

Residents...

#### Property Info

Covered Area	<b>158</b>
Covered Veranda	<b>35</b>
Floor Number	<b>4</b>
Total Number of Floors	<b>5</b>
Energy Efficiency	<b>A</b>

#### Plot / Area Info

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

#### Additional info

Reference Number	<b>234366</b>
Property type	<b>Apartment</b>
Construction Year	<b>2026</b>
Bathrooms	<b>3</b>

#### Amenities

- Parking

#### Location

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

## Price: €995 000 + VAT

VAT for this property is **€56,803** or **€189,050**. 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>~€36 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€6 297.00/m<sup>2</sup></b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
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## Price change history

€995 000 on Jan 17, 2026



