

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

For sale a three-bedroom penthouse with an area of 346 m2 in a prestigious complex, Potamos Germasogeias district, Limassol city. The penthouse includes three bedrooms, three bathrooms, a walk-in closet, a spacious living room, a kitchen with a dining area, a covered terrace of 27 m2, an outdoor terrace of 158 m2 and a private garden of 40 m2. The property is fully furnished with exclusive Italian furniture and equipped with Miele household appliances. The interior uses high-quality finishing materials, thermo-aluminum double-glazed windows, parquet floors and a water underfloor heating system. The terrace has a barbecue area, a private heated pool and a Jacuzzi. There is a storage room a...

#### Property Info

Covered Area **346**  
 Furnishing **Furnished**  
 Energy Efficiency **N/A**  
 Air Conditioning **All rooms, Yes**

#### Plot / Area Info

Parking **Covered, Yes**

#### Additional info

Reference Number **186366**  
 Property type **Apartment**  
 Condition **Pre-Owned**  
 Bathrooms **3**

#### Amenities

#### Location

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

## Price: €2 600 000 + VAT

VAT for this property is **€336,197** or **€494,000**. 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>~€100 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€7 514.00/m<sup>2</sup></b>		

## Representative: DOM Real Estate

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## Price change history

€2 600 000 on Jan 21, 2026

