

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

A 3-bedroom apartment for sale is located in the most sought-after area of Limassol, Potamos Germasogeia. It is quiet and ideal for permanent residence. Nearby there are sandy beaches and urban facilities, including a supermarket, a school, kindergartens, spas, etc. A large covered balcony of 24 m2. A good and peaceful location. A short walk from the sea, only 200 meters away. Underfloor heating. Covered parking. Swimming pool. First-class finish. There is a document on the ownership right.

#### Property Info

Covered Area **124**  
 Furnishing **Furnished**  
 Energy Efficiency **A**  
 Air Conditioning **All rooms, Yes**

#### Plot / Area Info

Parking **Covered, Yes**

#### Additional info

Reference Number **178585**  
 Property type **Apartment**  
 Condition **Brand New**  
 Bathrooms **2**

#### Amenities

##### Location

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

## Price: €970 000 + VAT

VAT for this property is **€48,500** or **€184,300**. 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>None</b>                    | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€7 823.00/m<sup>2</sup></b> |                 |             |

## Representative: DOM Real Estate

|                            |              |            |                        |
|----------------------------|--------------|------------|------------------------|
| Registration number        | <b>397</b>   | Email      | <b>info@dom.com.cy</b> |
| License number             | <b>338/E</b> | Legal name | <b>N/A</b>             |
| Phone: <b>+35796644888</b> |              |            |                        |

## Price change history

€970 000 on Jan 21, 2026

