

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

Experience an exceptional way of living right at the heart of Limassol’s bustling tourist area, a few minutes away from the Mediterranean sea. Nestled in Germasogeia, this area perfectly balances natural beauty with urban convenience, with a short five-minute walk to top-rated hotels, lively bars by the sea, charming cafeterias, and fine dining restaurants. This apartment complex offers 14 thoughtfully designed living spaces across four floors, each boasting comfortable layouts and stylish finishes. These apartments boast amazing specifications like high ceilings, security entrance doors, double glazed windows, semi-solid parquet floors in every room, and marble finishes in ba...



#### Property Info

Covered Area	<b>152</b>
Covered Veranda	<b>27</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>4</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>
Heating	<b>Underfloor 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>6802</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>2</b>

#### Amenities

- Parking

#### Location

**Location:** Potamos Germasogeias      Region: **Limassol**  
 Coordinates: **34.701953 / 33.094109**

## Price: €1 050 000 + VAT

VAT for this property is **€54,434** or **€199,500**. 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>€6 908.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

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

## Price change history

€1 050 000 on Jan 23, 2026



