

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

Nestled in the famous Germasogeia area of Limassol, this contemporary residential project offers luxury and tranquility. Just a few minutes away from sandy beaches and prestigious 5-star hotels, fine dining, and high-end shopping venues, this address is a gateway to Limassol's amenities. Residents can enjoy shared amenities like a common swimming pool and gym for fitness and leisure, and covered parking for added peace of mind, all while being seamlessly connected to the city's modern infrastructure. With meticulous attention to detail, each lavish apartment unveils breathtaking panoramic city vistas. Smartly designed to optimize space, these homes exude comfort and style.

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>178</b>				
Covered Veranda	<b>50</b>				
Floor Number	<b>4</b>			Reference Number	<b>7867</b>
Total Number of Floors	<b>4</b>	Pool	<b>Common, Yes</b>	Property type	<b>Apartment</b>
Furnishing	<b>Unfurnished</b>	Parking	<b>Covered, Yes</b>	Condition	<b>Under Construction</b>
Energy Efficiency	<b>A</b>			Bathrooms	<b>2</b>
Heating	<b>Underfloor Heating, Yes</b>				
Air Conditioning	<b>All rooms, Yes</b>				

Amilities	Location	Region
• Parking	<b>Location:</b> Potamos Germasogeias Coordinates: <b>34.705139 / 33.092972</b>	<b>Limassol</b>

## Price: €1 450 000 + VAT

VAT for this property is **€104,433** or **€275,500**. 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 Price per SQM	<b>None</b> <b>€8 146.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Cyprus Sotheby's International Realty

Registration number	<b>1013</b>	Email	<a href="mailto:info@cyprus-sothebysrealty.com">info@cyprus-sothebysrealty.com</a>
License number	<b>517/E</b>	Legal name	<b>ConceptRealty Ltd</b>

Phone: **+35726080180, +35797612926**

## Price change history

€1 340 000 on Jan 23, 2026

€1 450 000 on Jan 25, 2026





