

3 Bedroom Apartment for Sale in Potamos Germasogeias, Limassol District

A boutique residential development located in Potamos Germasogeia, Limassol, offering exceptionally large apartments with square meters well above standard market sizes. The project is set just 650 metres from the beach and is designed to provide comfortable, spacious living in a quiet yet highly sought-after residential area. ✖

The development consists of a four-storey building including one-, two-, and three-bedroom apartments, as well as three-bedroom penthouses featuring expansive internal areas and wide, well-balanced layouts. The project comprises six one-bedroom apartments, nine two-bedroom apartments, and three three-bedroom residences in total, offering a well-balanced unit ...

Property Info

Covered Area	169
Covered Veranda	38
Uncovered Veranda	23
Floor Number	4
Total Number of Floors	4
Heating	Underfloor Heating, Yes

Plot / Area Info

Pool	Common, Yes
Parking	Covered, Yes

Additional info

Reference Number	11448
Property type	Apartment
Bathrooms	3

Amenities

- Parking

Location

Location: Potamos Germasogeias Region: **Limassol**
Coordinates: **34.70418803 / 33.09460759**

Price: €1 230 000 + VAT

VAT for this property is **€80,860** or **€233,700**. 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	Excluded	Title transfer fee	~€45 800.00	Common expenses	None
		Price per SQM	€7 278.00/m²		

Representative: RealDeal Estates

Registration number	1311	Email	info@realdeal.cy
License number	347/E	Legal name	Esperia Estates (Limassol-Paphos) Limited
Phone: +35725255505, +35794001333			

Price change history

€1 230 000 on Jan 30, 2026



