

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

The complex is located in the heart of Limassol's prime tourist area, Potamos Germasogeia, just 150 meters from the sea, a sandy beach, and the eucalyptus park. The location offers walking-distance access to the beach and the full infrastructure of Limassol, including entertainment venues, luxury boutiques, shops, historical sites, and top-class restaurants, making it ideal for both leisure and comfortable family living. The apartment is fully furnished and equipped, finished with high-quality interior materials, and features fitted wardrobes in the bedrooms, a modern kitchen, and fully equipped bathrooms. Additional comforts include high-speed internet, satellite TV, and a fire a...

### Property Info

Covered Area	<b>73</b>
Floor Number	<b>3</b>
Furnishing	<b>Furnished</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Pool	<b>Yes</b>
Parking	<b>Yes</b>

### Additional info

Reference Number	<b>241983</b>
Property type	<b>Apartment</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2020</b>
Bathrooms	<b>1</b>
View	<b>Sea view</b>

### Amenities

### Location

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

## Price: €420 000 + VAT

VAT for this property is **€21,000** or **€79,800**. 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>~€13 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 753.00/m<sup>2</sup></b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSACE Real Estate/ A.SP.Thinkrealty ltd</b>
Phone:	<b>+35795129336, +35799409010</b>		

## Price change history

€420 000 on Jan 30, 2026





