

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

Located in the highly desirable area of Potamos Germasogeia, this boutique residential development offers a rare opportunity to own a luxurious 3-bedroom penthouse just a short walk from the beach. Combining modern elegance with functionality, the residence is designed to maximize natural light, create a sense of openness, and provide the ultimate in comfort and style.

The penthouse features expansive open-plan living and dining areas seamlessly connected to a contemporary kitchen, creating an ideal space for both everyday living and entertaining. The master bedroom includes an en-suite bathroom, while the two additional bedrooms are perfect for family members, guests, or use as hom...

#### Property Info

Covered Area	<b>187</b>
Covered Veranda	<b>38</b>
Uncovered Veranda	<b>23</b>
Floor Number	<b>4</b>
Total Number of Floors	<b>4</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

#### Plot / Area Info

Parking **Covered, Yes**

#### Additional info

Reference Number	<b>241999</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2028</b>
Bathrooms	<b>3</b>

#### Amenities

- Parking

#### Location

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

**Price: €1 230 000 + VAT**

VAT for this property is **€95,572** 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	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€6 578.00/m<sup>2</sup></b>		

**Representative: MySpace**

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**Price change history**

€1 230 000 on Jan 30, 2026

