

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

Apartment for sale in a residential complex in Potamos Germasogeia, Limassol, just 650 meters from the beach. This is a modern boutique project offering spacious apartments with 1, 2 and 3 bedrooms, significantly larger than in standard projects; luxury penthouses with 3 bedrooms, featuring spacious interiors and a wide layout. The project provides for smart, spacious layouts with excellent air circulation, 3—meter high ceilings, elegant, high-quality finishes, and a water-based underfloor heating system. There is a communal swimming pool, covered parking and separate storage rooms. The complex is located in a quiet and very sought-after area.

#### Property Info

Covered Area **192**  
 Furnishing **Unfurnished**  
 Energy Efficiency **A**  
 Air Conditioning **No**

#### Plot / Area Info

Parking **Covered, Yes**

#### Additional info

Reference Number **201047**  
 Property type **Apartment**  
 Condition **Under Construction**  
 Bathrooms **3**

#### Amenities

#### Location

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

## Price: €1 230 000 + VAT

VAT for this property is **€99,169** 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>€6 406.00/m<sup>2</sup></b>		

## Representative: DOM Real Estate

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## Price change history

€1 230 000 on Feb 4, 2026



