

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

The duplex features an auxiliary space of 38.65 m<sup>2</sup> with a bathroom, located on the ground floor.



This is a stylish residential development boasting luxurious apartments and penthouses designed to offer residents a sophisticated living experience with effortless luxury. Each apartment represents a unique elegant masterpiece with its own layout. Opulent living spaces with high-quality finishing materials, coupled with outstanding design, will definitely complement your taste and inspire your inner soul. These master plans enjoy spacious layouts and ample facilities, giving each resident hotel-style home amenities right at their doorstep.

This complex has been created to inspi...

#### Property Info

Covered Area	<b>193</b>
Covered Veranda	<b>41</b>
Uncovered Veranda	<b>49</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>4</b>
Energy Efficiency	<b>A</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

#### Plot / Area Info

Pool **Common, Yes**

#### Additional info

Reference Number	<b>11975</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>3</b>

#### Amenities

- Garden

#### Location

**Location:** Potamos Germasogeias      Region: **Limassol**  
**Coordinates:** **34.70109208 / 33.08918954**

## Price: €2 560 000 + VAT

VAT for this property is **€207,851** or **€486,400**. 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>€13 264.00/m<sup>2</sup></b>		

## Representative: RealDeal Estates

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

## Price change history

€2 560 000 on Feb 25, 2026







ground floor



**APARTMENT 101**  
 INDOOR AREA 39,65m<sup>2</sup> + 152,56m<sup>2</sup> = 192,21m<sup>2</sup>  
 COVERED VERANDAS 27,72m<sup>2</sup> + 13,69m<sup>2</sup> = 41,41m<sup>2</sup>  
 BASEMENT STORE 11,37m<sup>2</sup>



## basement

