

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

This 3-bedroom penthouse in Potamos Germasogeias, Limassol is offered for sale in one of the city's most sought-after tourist areas, just 500 meters from the beach. Ideally located opposite Apollonia Hotel, the property is within walking distance of cafés such as Starbucks and Costa Coffee, as well as shops, restaurants, and everyday amenities. The location also offers immediate access to the beachfront road and major highways. 

Situated on the 3rd floor, the penthouse is part of a modern residential complex consisting of two blocks with communal swimming pool and landscaped gardens, providing a comfortable and private living environment. The property was built in 2019.

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### Property Info

Covered Area	<b>157</b>
Covered Veranda	<b>37</b>
Uncovered Veranda	<b>36</b>
Floor Number	<b>3</b>
Total Number of Floors	<b>3</b>
Furnishing	<b>Furnished</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Pool	<b>Common, Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>12264</b>
Property type	<b>Apartment</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2019</b>
Bathrooms	<b>2</b>
View	<b>Mountains view</b>

### Amenities

- Roof Garden

### Location

**Location:** Potamos Germasogeias      Region: **Limassol**  
**Coordinates:** **34.70048346 / 33.0984619**

## Price: €750 000 + VAT

VAT for this property is **€42,182** or **€142,500**. 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>~€26 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 777.00/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>
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## Price change history

€750 000 on Mar 12, 2026





