

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

An elegant and spacious 3-bedroom penthouse located in the highly desirable Potamos Germasogeia tourist area, just a short walk from the sea and close to Papas Supermarket. The property offers privacy, comfort and a prime location close to all essential amenities.



Key Features:

- 3 bedrooms
- 3 W/C
- Internal area: 108 m<sup>2</sup>
- Covered verandas: 38 m<sup>2</sup>
- Private roof garden: 54 m<sup>2</sup>
- Storage: 4 m<sup>2</sup>
- Floor level: 4th
- Private swimming pool on the roof garden
- Barbecue area
- Sea views from the rooftop
- VRV air-conditioning system
- Underfloor heating
- High-quality interior fini...

**Property Info**

Covered Area	<b>108</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

**Plot / Area Info**

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

**Additional info**

Reference Number	<b>17729</b>
Property type	<b>Apartment</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>3</b>
View	<b>Sea view</b>

**Amenities**

**Location**



## Price: €1 100 000 + VAT

VAT for this property is **€55,000** or **€209,000**. 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>~€40 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€10 185.00/m<sup>2</sup></b>		

## Representative: Kadis Estates

Registration number	<b>506</b>	Email	<b>info@kadis.com.cy</b>
License number	<b>62/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35722344842</b>			

## Price change history

€1 100 000 on Mar 20, 2026











