


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

This modern three-bedroom apartment is part of a premium six-story residential development located just 200 meters from the sea in Limassol, offering an exceptional combination of coastal living, space, and convenience. 

Designed with a focus on comfort and contemporary aesthetics, the apartment features a spacious open-plan layout, floor-to-ceiling windows, and a large veranda that enhances indoor-outdoor living. High-quality finishes and a well-planned layout create a bright, functional, and elegant home suitable for modern lifestyles.

#### Key Features:

- Three well-proportioned bedrooms
- Open-plan living and dining area
- Modern kitchen with quality fi...

#### Property Info

Covered Area	<b>156</b>
Covered Veranda	<b>32</b>
Floor Number	<b>2</b>
Total Number of Floors	<b>6</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>12397</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>3</b>

#### Amenities

- Parking

#### Location

**Location:** Potamos Germasogeias      Region: **Limassol**  
 Coordinates: **34.70074808 / 33.09995056**

## Price: €975 000 + VAT

VAT for this property is **€54,000** or **€185,250**. 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>€6 250.00/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

€975 000 on Mar 21, 2026







## PLANS APARTMENT

### APARTMENT 201

85m<sup>2</sup>  
Indoor

2  
Beds

30m<sup>2</sup>  
Covered  
Veranda



### APARTMENT 202

124m<sup>2</sup>  
Indoor

3  
Beds

32m<sup>2</sup>  
Covered  
Veranda