

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

This exclusive club-type project offers luxurious living in a quiet neighbourhood of the famous Potamos Germasoia area of Limassol. The area is renowned for its comfort, safety, and excellent infrastructure, including various shops, cafes, restaurants, schools, kindergartens, and, most importantly, sandy beaches —all within a short drive.



The modern complex, designed for an urban Mediterranean lifestyle, boasts high-spec finishes and impeccable layouts. Each apartment is meticulously crafted with premium materials, featuring high ceilings and spacious verandas that provide an ideal blend of comfort and style. The underfloor heating system and VRV air conditioning create a perfect ...

#### Property Info

Covered Area	<b>163</b>
Covered Veranda	<b>39</b>
Uncovered Veranda	<b>13</b>
Floor Number	<b>4</b>
Total Number of Floors	<b>4</b>
Furnishing	<b>Unfurnished</b>
Heating	<b>Underfloor Heating, Yes</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>7790</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>2</b>

#### Amenities

- Parking

#### Location

**Location:** Potamos Germasogeias      Region: **Limassol**  
 Coordinates: **34.701667 / 33.087833**

## Price: €1 155 000 + VAT

VAT for this property is **€70,646** or **€219,450**. 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>€7 086.00/m<sup>2</sup></b>		

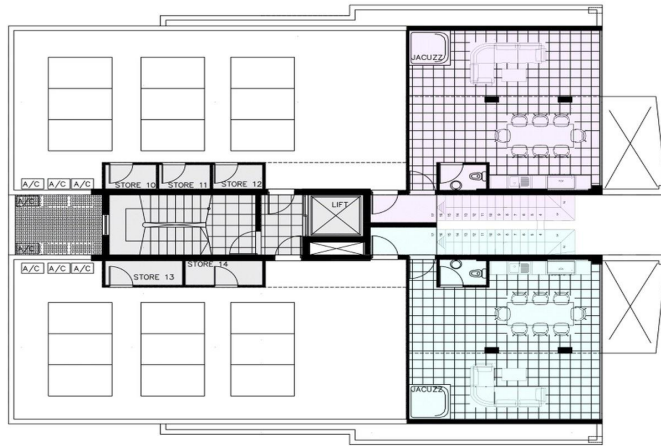
## Representative: Cyprus Sotheby's International Realty

Registration number	<b>1013</b>	Email	<b>info@cyprus-sothebysrealty.com</b>
License number	<b>517/E</b>	Legal name	<b>ConceptRealty Ltd</b>
Phone:	<b>+35726080180, +35797612926</b>		

## Price change history

€1 155 000 on Apr 9, 2026





Roof garden



4th floor