


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

A contemporary residential project located in the heart of the prestigious tourist area of Potamos Germasogeias, Limassol, just 700 meters from the well-known Dasoudi Beach. The development enjoys a prime location within walking distance to a wide range of amenities, including cafes, restaurants, shops, banks, and supermarkets, as well as only 200 meters from Kolonakiou Avenue, offering easy access to the highway. 

The project comprises a modern 3-storey building, featuring spacious three-bedroom apartments designed for comfortable and practical living. With contemporary open-plan layouts, a well-thought-out master plan, and large covered verandas, the development combines functiona...

#### Property Info

Covered Area	<b>118</b>
Covered Veranda	<b>22</b>
Floor Number	<b>2</b>
Total Number of Floors	<b>3</b>
Energy Efficiency	<b>A</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

#### Plot / Area Info

Parking **Uncovered, Yes**

#### Additional info

Reference Number	<b>13142</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>2</b>

#### Amenities

- Parking

#### Location

**Location:** Potamos Germasogeias      Region: **Limassol**  
**Coordinates: 34.70475252 / 33.0846083**

## Price: €620 000 + VAT

VAT for this property is **€31,000** or **€117,800**. 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>€5 254.00/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

€620 000 on Apr 23, 2026





