


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

Located just a short walk from the coastline in the highly sought-after area of Potamos Germasogeia, this fully renovated three-bedroom apartment  offers a well-balanced combination of space, location, and everyday comfort.

The residence is designed to maximise usability and natural light, featuring a spacious layout that supports both relaxed living and practical functionality. The recent renovation enhances the overall atmosphere, introducing a clean, modern aesthetic while maintaining warmth and livability. One of the key advantages is its location, placing the sea within easy walking distance and providing immediate access to the beachfront promenade, along with a wide sele...

#### Property Info

#### Plot / Area Info

#### Additional info

Covered Area	<b>156</b>			Reference Number	<b>17281</b>
Covered Veranda	<b>19</b>			Property type	<b>Apartment</b>
Total Number of Floors	<b>1</b>	Parking	<b>Uncovered, Yes</b>	Condition	<b>Pre-Owned</b>
Furnishing	<b>Unfurnished</b>			Bathrooms	<b>2</b>
Heating	<b>Autonomous Heating, Yes</b>				
Air Conditioning	<b>All rooms, Yes</b>				

#### Amenities

#### Location

- Parking

**Location:** Potamos Germasogeias      Region: **Limassol**  
**Coordinates:** **34.695517 / 33.091134**

## Price: €750 000 + VAT

VAT for this property is **€41,538** 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>€4 808.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€750 000 on Apr 23, 2026











