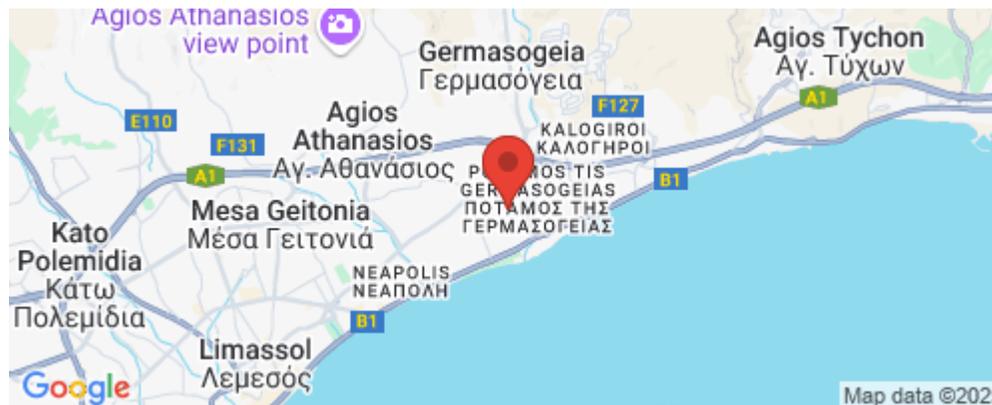


## 3 Bedroom Apartment for Sale in Potamos Germasogeias, Limassol District

Three bedroom apartment for sale in Potamos Germasogeias, Limassol



This key-ready apartment offers a spacious internal area of 100 square meters, perfect for comfortable living. With three well-appointed bedrooms and two modern bathrooms, this apartment is ideal for families or those looking for extra space.

Situated on the first floor of a five-story building, the apartment provides easy access while ensuring privacy. The layout is designed for both functionality and comfort, allowing for a seamless blend of living and relaxation areas.

Potamos Germasogeias is a vibrant neighborhood known for its beautiful beaches, lively atmosphere, and a variety of amenities. Enjoy...

### Property Info

Covered Area **100**  
 Energy Efficiency **N/A**  
 Air Conditioning **No**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **46327**  
 Property type **Apartment**  
 Condition **Brand New**  
 Bathrooms **2**

### Amenities

- Storage room

### Location

**Location:** Potamos Germasogeias  
 Coordinates: **34.70013575217 / 33.08456957113**

Region: **Limassol**

## Price: €490 000 + VAT

VAT for this property is **€24,500** or **€93,100**. 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>€4 900.00/m<sup>2</sup></b> |                 |             |

## Representative: NCH Real Estate

|  |              |            |                               |
|--|--------------|------------|-------------------------------|
| Registration number                      | <b>1146</b>  | Email      | <b>info@nchrealestate.com</b> |
| License number                           | <b>571/E</b> | Legal name | <b>N/A</b>                    |
| Phone: <b>+35722424203, +35777770532</b> |              |            |                               |

## Price change history

€560 000 on Nov 7, 2023  
 €520 000 on Jun 18, 2024  
 €490 000 on Jan 29, 2025





