

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

This complex is executed in the classical colonial style of Cypriot/European architecture.



Some of the advantages of the project:

Highest quality of finishes. Floors are laid not just in marble, but with mosaics; the ceiling - 3,10 meters height; separate underfloor heating in each area controlled by Siemens-produced management system; bidet in the bathrooms; air conditioning units in the bathrooms; Daikin VRV air conditioning; external door and window frames made of solid wood; sanitary ware Duravit / Grohe; spacious swimming pool finished with mosaics; double-brick outside walls; kitchen units of Italian brand Berloni; wooden floor (not laminate or MDF).

Club style...

Property Info		Plot / Area Info		Additional info
Covered Area	<b>182</b>			
Covered Veranda	<b>44</b>			
Uncovered Veranda	<b>50</b>			
Floor Number	<b>3</b>	Pool	<b>Common, Yes</b>	Reference Number
Total Number of Floors	<b>4</b>	Parking	<b>No</b>	Property type
Energy Efficiency	<b>B</b>			Condition
Air Conditioning	<b>All rooms, Yes</b>			

Amenities	Location	
• Elevator	<b>Location:</b> Potamos Germasogeias Coordinates: <b>34.695517174324 / 33.078</b>	Region: <b>Limassol</b>

## Price: €1 480 000 + VAT

VAT for this property is **€110,431** or **€281,200**. 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 Price per SQM	<b>~€55 800.00</b> <b>€8 132.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
-----	-----------------	-------------------------------------	--	-----------------	-------------

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty Ltd</b>
Phone: <b>+35795129336, +35799409010</b>			

## Price change history

€1 580 000 on Nov 9, 2023

€1 480 000 on Jan 24, 2024



