

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

This 3 bedroom penthouse is situated in Potamos Germasogeia, close to the tourist area with only few minutes away from the beach.

With a best team of architects and designers the uncovered roof area can be transformed into barbecue area/ office room/ maids room/ master with bedroom with bathroom. This additional changes are included in the price!!!

Facilities:

Reception area

Large adults swimming pool with water curtains (17.5m\*8m)

Kid's swimming pool (4m\*4m)

**Outdoor Gym** 

Sauna

Indoor and outdoor seating area

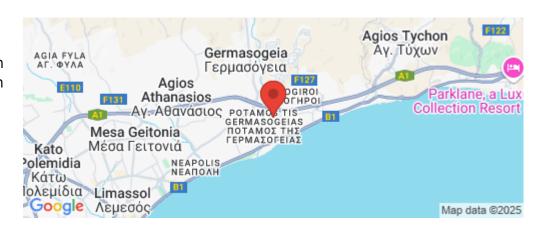
Summer bar area outdoor children's playground

Parking area

Bicycle parking area

Storage room

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| Property Info          |                | Plot / Area Info |                               | <b>Additional info</b>                          |                                |
|------------------------|----------------|------------------|-------------------------------|---|--------------------------------|
| Covered Area           | 231            |                  |                               | Reference Number                                | 5551                           |
| Covered Veranda        | 42             |                  | Common, Yes<br>Uncovered, Yes | Property type<br>Condition<br>Construction Year | Apartment<br>Brand New<br>2021 |
| Uncovered Veranda      | 52             | Pool<br>Parking  |                               |   |                                |
| Floor Number           | 5              |                  |                               |   |                                |
| Total Number of Floors | 5              |                  |                               |   |                                |
| Energy Efficiency      | Α              |                  |                               | Bathrooms                                       | 2                              |
| Air Conditioning       | All rooms, Yes |                  |                               | View  | Mountains view                 |



## Location

• Parking

**Location:** Potamos Germasogeias Region: **Limassol** 

Coordinates: **34.704011291616** / **33.092948378411** 



Price: €1 500 000 + VAT

VAT for this property is €148,636 or €285,000. 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>E</b> | Evaluated | Title transfer fee |                          |                 | None |
|--------------|-----------|--------------------|--------------------------|-----------------|------|
|              | Excluded  | Price per SOM      | €6 494.00/m <sup>2</sup> | Common expenses | None |

## **Representative: MySpace**

| Registration number | 229/E | Email      | myspace.cyprus@gmail.com                  |
|---------------------|-------|------------|---|
| License number      | 1047  | Legal name | MYSPACE Real Estate/ A.SP.Thinkrealty Itd |

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## **Price change history**

€1 600 000 on Nov 28, 2023 €1 700 000 on Dec 29, 2023 €1 500 000 on Feb 17, 2024



