

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

### 3-Bedroom Apartment



#### Living & Dining

The apartment welcomes you into a spacious and airy open-plan living and dining area. High ceilings and wide openings emphasize natural light, while sliding doors lead to a generous veranda, perfect for enjoying Limassol's mild climate.

#### Kitchen

The kitchen combines contemporary elegance with practicality, featuring Italian finishes, ample workspace, and integrated appliances. Spacious and functional, it serves as both a family cooking space and a stylish entertaining zone.

#### Master Suite

The master bedroom is a private sanctuary, complete with a walk-in wardrobe, parquet flooring, and an en-suite bathroom with ref...

#### Property Info

#### Plot / Area Info

#### Additional info

|                        |                                |
|------------------------|--------------------------------|
| Covered Area           | <b>150</b>                     |
| Covered Veranda        | <b>30</b>                      |
| Floor Number           | <b>4</b>                       |
| Total Number of Floors | <b>5</b>                       |
| Energy Efficiency      | <b>A</b>                       |
| Heating                | <b>Underfloor Heating, Yes</b> |

|         |                     |
|---------|---------------------|
| Pool    | <b>Common, Yes</b>  |
| Parking | <b>Covered, Yes</b> |

|                   |                  |
|-------------------|------------------|
| Reference Number  | <b>1768</b>      |
| Property type     | <b>Apartment</b> |
| Condition         | <b>Brand New</b> |
| Construction Year | <b>2026</b>      |
| Bathrooms         | <b>2</b>         |

#### Amenities

#### Location

- Parking

**Location:** Potamos Germasogeias

Region: **Limassol**

Coordinates: **34.70403156109294 / 33.09446008465741**

## Price: €940 000 + VAT

VAT for this property is **€47,000** or **€178,600**. 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>€6 267.00/m<sup>2</sup></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: +35795129336, +35799409010 |              |            |  |

## Price change history

€810 000 on Dec 14, 2023

€940 000 on May 6, 2025





