

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

New Residential Complex with exceptional design and perfect layouts  
 Consist of only 5 cozy apartments and 3 luxury penthouses with private swimming pools and Roof Gardens

- ▶ BEAUTIFUL INSIDE AREA
- ▶ COMMON SWIMMING POOL
- ▶ GATED COMMUNITY (24/7 CCTV) ▶ COVERED PARKING PLACES
- ▶ STORAGE ROOMS

### MAJOR BENEFITS:

- High quality of construction and signature finishes
- Underfloor water heating - VRV conditioning
- High ceilings (3,15 m)
- Well-known European brands tiles, sanitary ware, windows and built-in furniture

Completion: Winter 2024



### Property Info

Covered Area	<b>138</b>
Covered Veranda	<b>42</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>3</b>
Energy Efficiency	<b>A</b>
Heating	<b>Underfloor Heating, Yes</b>

### Plot / Area Info

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

### Additional info

Reference Number	<b>2052</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2024</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

**Location:** Potamos Germasogeias      Region: **Limassol**  
**Coordinates:** **34.695972 / 33.074028**

## Price: €680 000 + VAT

VAT for this property is **€34,000** or **€129,200**. 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	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 928.00/m<sup>2</sup></b>		

## Representative: MySpace

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## Price change history

€680 000 on Dec 14, 2023

