

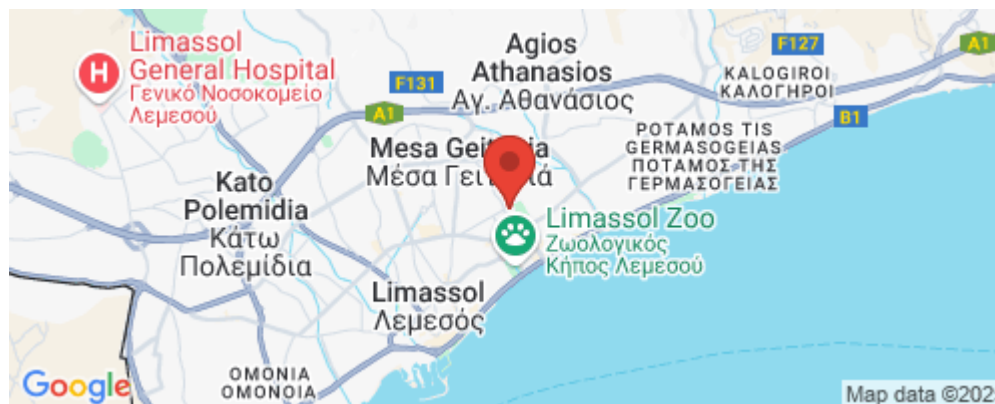
## 2 Bedroom Apartment for Sale in Potamos Germasogeias, Limassol District

### THE BUILDING

- ALL apartments have un obstructed sea view
- High rental yield for investors
- Gated and secured community
- Energy Efficiency A with Thermal insulation
- KONE premium elevator with luxury entrance
- Video Intercom system
- Covered parking space
- Dedicated storage space on ground floor
- Seal Level Elevation from the ground: 36 m

### LIVING AREA

- Security entrance doors
- Spacious verandas
- Luxury finishes: high-quality flooring made in Spain/Germany
- High-quality Spanish ceramic tiles in bathrooms
- High-standard sanitary ware from top European brands...



### Property Info

Covered Area	<b>109</b>
Covered Veranda	<b>23</b>
Floor Number	<b>2</b>
Total Number of Floors	<b>5</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

### Additional info

Reference Number	<b>3384</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2024</b>

### Amenities

- Elevator

### Location

**Location:** Potamos Germasogeias  
**Coordinates:** **34.691404158413 / 33.053945291494**

Region: **Limassol**



## Price: €495 000 + VAT

VAT for this property is **€24,750** or **€94,050**. 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>€4 541.00/m²</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

€455 000 on Dec 14, 2023  
€475 000 on Jan 28, 2024  
€455 000 on Feb 13, 2024  
€495 000 on May 27, 2024  
€475 000 on Jul 28, 2024  
€495 000 on Oct 16, 2024





