

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

EXCITING OPPORTUNITY TO CREATE YOUR DREAM PENTHOUSE OR 3 FABULOUS APARTMENTS



- 50 metres to the sea
- Large balcony with panoramic sea view
- 3m floor to ceiling height
- VRV system
- Underfloor heating
- Double-glazed windows
- Roof garden
- Parking spaces

The project is perfect for the market because it's location is at one of the best seaside habitats of the Mediterranean, among trendy cafes & shops and hotels.

The four-storey building consists of two offices on the ground floor, and three 2- and 3-bedroom apartments on each consecutive floor. The building has perfectly designed apartments and a comfort...

### Property Info

Covered Area	<b>116</b>
Covered Veranda	<b>21</b>
Uncovered Veranda	<b>48</b>
Floor Number	<b>3</b>
Total Number of Floors	<b>4</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking **Yes**

### Additional info

Reference Number	<b>4060</b>
Property type	<b>Apartment</b>
Condition	<b>Brand New</b>
Construction Year	<b>2023</b>
Bathrooms	<b>1</b>

### Amenities

- Elevator

### Location

**Location:** Potamos Germasogeias  
**Coordinates:** **34.70044983285 / 33.101520466263**

Region: **Limassol**



## Price: €1 075 000 + VAT

VAT for this property is **€53,750** or **€204,250**. 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>€9 267.00/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: <b>+35795129336, +35799409010</b>			

## Price change history

€1 075 000 on Dec 14, 2023



