

## 346m<sup>2</sup> Building for Sale in Potamos Germasogeias, Limassol District

Luxury residential complex in central Limassol, in a privileged and quite neighborhood of the tourist area, approximately half a kilometer from the seafront. The buildings are set around the landscaped garden and reaches up to 4 storeys in height. MAJOR BENEFITS:- landmark architecture from one of London's leading architects;- 500 meters from sandy beach and city amenities of Limassol's tourist area;- internal infrastructure: outdoor pool, indoor pool, gym, sauna, lounge, kids club, covered parking, large landscaped gardens;- penthouses with private pools;- high ceilings (3.15 m);- high standard finishes (parquet floors, high doors of 2.4 m, security entrance doors, thermal aluminum...

| Property Info                                                        |                               | Plot / Area I   | nfo                         | Additional info   |                           |
|----------------------------------------------------------------------|-------------------------------|-----------------|-----------------------------|-------------------|---------------------------|
|                                                                      |                               |                 |                             | Reference Number  | 21251                     |
| Covered Area<br>Covered Veranda<br>Uncovered Veranda<br>Floor Number | 346.33<br>41.41<br>49.07<br>1 |                 |                             | Property type     | Building                  |
|                                                                      |                               | Pool<br>Parking | Common, Yes<br>Covered, Yes | Condition         | <b>Under Construction</b> |
|                                                                      |                               |                 |                             | Construction Year | 2022                      |
|                                                                      |                               |                 |                             | Bathrooms         | 4                         |
| Energy Efficiency                                                    | N/A                           |                 |                             | Complex           | Eden Roc D                |
|                                                                      |                               |                 |                             | Developer         | bbf                       |

Amenities Location

Location: Potamos Germasogeias Region: Limassol



Price: €2 560 000 + VAT

VAT for this property is €331,024 or €486,400. 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 | Excluded | Title transfer fee | None         | Common overses  | None |
|-----|----------|--------------------|--------------|-----------------|------|
|     |          | Price ner SOM      | €7 399.00/m² | Common expenses |      |

## Representative: bbf

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## **Price change history**

€2 560 000 on Dec 15, 2023



























