

## 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

|                   |               |
|-------------------|---------------|
| Covered Area      | <b>346.33</b> |
| Covered Veranda   | <b>41.41</b>  |
| Uncovered Veranda | <b>49.07</b>  |
| Floor Number      | <b>1</b>      |
| Energy Efficiency | <b>N/A</b>    |

### Plot / Area Info

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

### Additional info

|                   |                           |
|-------------------|---------------------------|
| Reference Number  | <b>21251</b>              |
| Property type     | <b>Building</b>           |
| Condition         | <b>Under Construction</b> |
| Construction Year | <b>2022</b>               |
| Bathrooms         | <b>4</b>                  |
| Complex           | <b>Eden Roc D</b>         |
| Developer         | <b>bbf</b>                |

### 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 | <b>Excluded</b> | Title transfer fee | <b>None</b>         | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€7 399.00/m²</b> |                 |             |

## Representative: bbf

|                                                                      |            |            |                     |
|----------------------------------------------------------------------|------------|------------|---------------------|
| Registration number                                                  | <b>N/A</b> | Email      | <b>info@bbf.com</b> |
| License number                                                       | <b>N/A</b> | Legal name | <b>N/A</b>          |
| Phone: <b>+35725315300, +35724342050, +35726962365, +35722373150</b> |            |            |                     |

## Price change history

€2 560 000 on Dec 15, 2023







