

## 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/m<sup>2</sup></b>		

## Representative: bbf

Registration number	<b>N/A</b>	Email	<b>info@bbf.com</b>
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## Price change history

€2 560 000 on Dec 15, 2023





