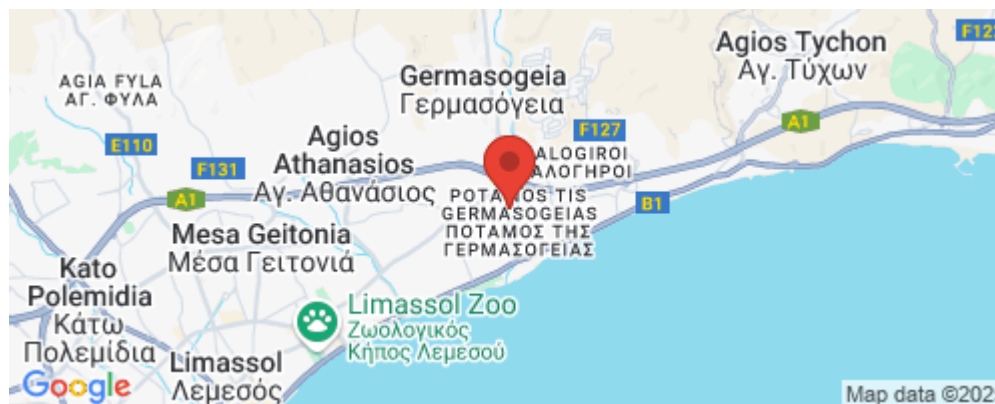


## 2 Bedroom Apartment for Sale in Potamos Germasogeias, Limassol District

The building has eight two-bedroom apartments and is located in a very sought-after area of Potamos Germasoyias and attracts both European and non-European investors.



It is located between the town center and the tourist areas, setting a highly exclusive residence scene. The Limassol / Nicosia highway is within easy reach, enabling travel to all other towns and Larnaca and Paphos Airports, thus avoiding the town center.

Its proximity to all essential amenities nearby, i.e., Banks, Restaurants, Retail Shops, Supermarkets, Café's, Water sports, and other amusements, makes this ideal location for residential and holiday living.

It is built in a modern design to ensure...

| Property Info          |                | Plot / Area Info |     | Additional info   |                    |
|------------------------|----------------|------------------|-----|-------------------|--------------------|
| Covered Area           | 103            |                  |     | Reference Number  | 4620               |
| Covered Veranda        | 23             |                  |     | Property type     | Apartment          |
| Floor Number           | 2              | Parking          | Yes | Condition         | Under Construction |
| Total Number of Floors | 4              |                  |     | Construction Year | 2025               |
| Energy Efficiency      | A              |                  |     | Bathrooms         | 2                  |
| Air Conditioning       | All rooms, Yes |                  |     |                   |                    |
| Amenities              | Location       |                  |     |                   |                    |



## Price: €460 000 + VAT

VAT for this property is **€23,000** or **€87,400**. 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>€4 466.00/m<sup>2</sup></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

€460 000 on Dec 15, 2023



**TYPICAL FLOOR PLAN**





