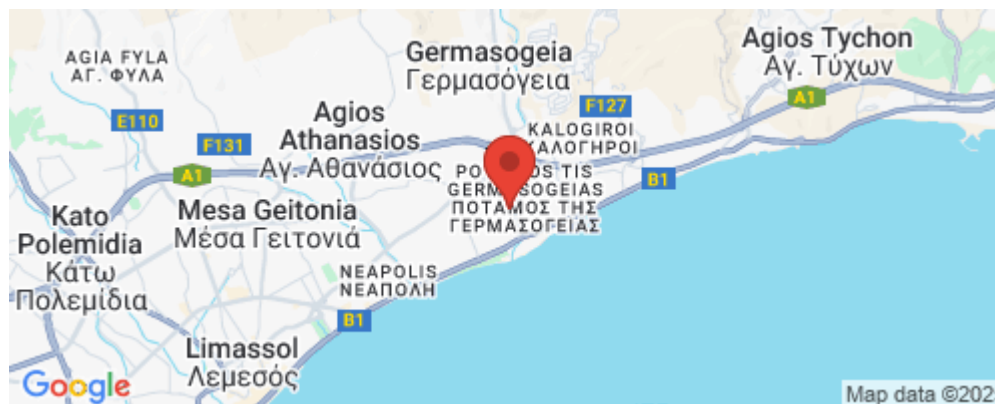


## 1 Bedroom Apartment for Sale in Potamos Germasogeias, Limassol District

Located in the most sought-after part of Limassol- Potamos Germasogeia, the complex combines style, space, infrastructure that meets all the wishes of a city dweller. The planning solutions include single, double apartments with large balconies and three-bedroom apartments with spacious covered verandas. All apartments are finished with premium materials.



- Attention to the details
- Walking distance to the sea
- Only 14 apartments
- Tourist area of Germasogeia, Limassol
- Quiet location
- Covered parking and storage room
- High spec finishes
- Underfloor heating
- Common area with swimming pool

### Property Info

|                        |           |
|------------------------|-----------|
| Covered Area           | <b>62</b> |
| Covered Veranda        | <b>12</b> |
| Floor Number           | <b>1</b>  |
| Total Number of Floors | <b>4</b>  |
| Energy Efficiency      | <b>A</b>  |

### Plot / Area Info

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

### Additional info

|                   |                           |
|-------------------|---------------------------|
| Reference Number  | <b>6616</b>               |
| Property type     | <b>Apartment</b>          |
| Condition         | <b>Under Construction</b> |
| Construction Year | <b>2025</b>               |
| Bathrooms         | <b>1</b>                  |

**Location**

- Elevator

**Location:** Potamos Germasogeias

Region: **Limassol**

Coordinates: **34.700097325658 / 33.087008098559**

## Price: €345 000 + VAT

VAT for this property is **€17,250** or **€65,550**. 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>€5 565.00/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:              | <b>+35795129336, +35799409010</b> |            |  |

## Price change history

€345 000 on Jan 25, 2024

