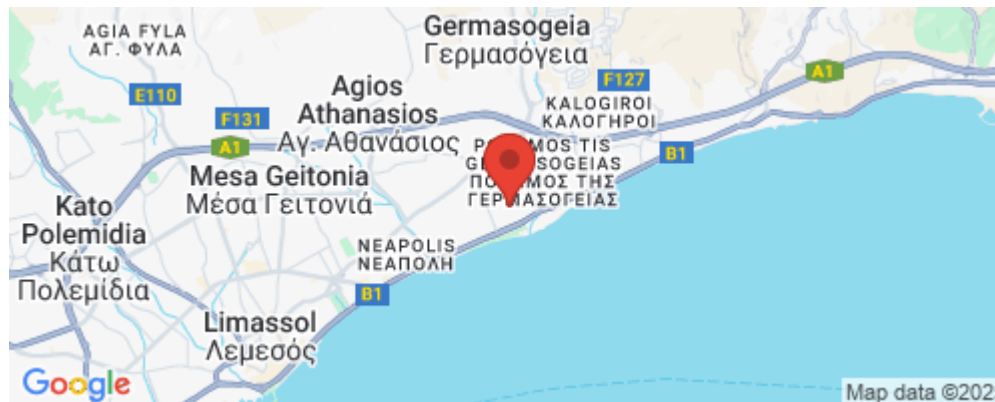


### 3 Bedroom Apartment for Sale in Potamos Germasogeias, Limassol District

This stylish modern project is located in one of Limassol’s best neighborhoods, Papas, which is perfectly located close to necessary infrastructure and the sandy beach of the famous eucalyptus grove of Dasoudi which stretches along the coast for several kilometers.



The project has just 6 luxury units, including penthouses enjoying their own roof terrace with a private swimming pool. The carefully designed masterplan and high quality finishing materials, coupled with a conceptual design, will satisfy those who value true style and comfort.

Solid wood parquet floors, marble bathrooms, high-quality kitchens and built-in wardrobes, ceilings of 3.15 m, provisions for underfloor...

#### Property Info

|                        |            |
|------------------------|------------|
| Covered Area           | <b>134</b> |
| Covered Veranda        | <b>24</b>  |
| Floor Number           | <b>2</b>   |
| Total Number of Floors | <b>2</b>   |
| Energy Efficiency      | <b>A</b>   |

#### Plot / Area Info

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

#### Additional info

|                   |                       |
|-------------------|-----------------------|
| Reference Number  | <b>5125</b>           |
| Property type     | <b>Apartment</b>      |
| Condition         | <b>Brand New</b>      |
| Construction Year | <b>2020</b>           |
| View              | <b>Mountains view</b> |

#### Amenities

- Elevator

#### Location

**Location:** Potamos Germasogeias  
**Coordinates:** **34.696761352039 / 33.083941096316**

Region: **Limassol**

## Price: €1 280 000 + VAT

VAT for this property is **€64,000** or **€243,200**. 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>€9 552.00/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

€1 280 000 on Jan 26, 2024

