

## 440m<sup>2</sup> Building for Sale in Potamos Germasogeias, Limassol District

Nice building five minutes from the beach in Potamos Germasogias (tourist area)..The plot size is 527 m<sup>2</sup>.It consists of 2 floors and has parking spaces for six cars and a/c in all rooms .The ground floor area is around 222 sq and comprises of a dinning/living/sitting room, a separate kitchen, three bedrooms, a family bathroom and guest w.c.Also it has a nice courtyard with mango trees, pomegranate trees, lemon and lime trees and flowers. The First floor is around 211 sq and there are two apartments in it.These two apartments consist of living room and dining area, a separate kitchen, a guest wc, a family bathroom, four bedrooms, with shutters, mosquito net and a/c in all the r...



### Property Info

Covered Area	<b>440</b>
Total Number of Floors	<b>2</b>
Furnishing	<b>Unfurnished</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>527</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>B-113942</b>
Property type	<b>Building</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>3</b>

### Amenities

### Location

**Location:** Potamos Germasogeias      Region: **Limassol**  
**Coordinates: 34.6980622 / 33.0943313**

**Price: €1 350 000 + VAT**

VAT for this property is **€192,068** or **€256,500**. 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>~€50 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 068.00/m<sup>2</sup></b>		

**Representative: FOX**

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**Price change history**

€1 350 000 on Sep 4, 2023















