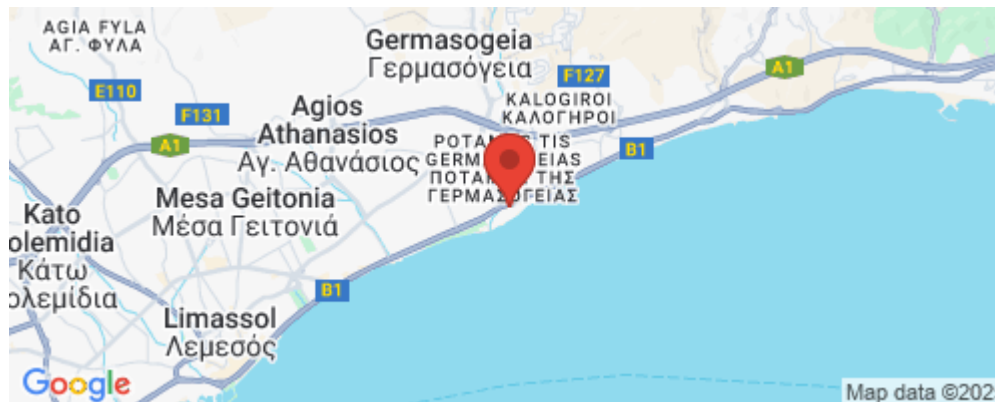


### 3 Bedroom Apartment for Sale in Potamos Germasogeias, Limassol District

Luxury 3 bedroom apartment with covered area of 125 sq.m. in a closed complex situated on the first line in the tourist area of Limassol. Spacious apartment comprising of three bedrooms, two bathrooms, modern fitted kitchen, has private parking, access to a common roof garden, equipped with air conditioning system, underfloor heating, fireproof security entrance door, central satellite system. Has ready Title deeds and offers amazing sea view.



#### Property Info

Covered Area	<b>145</b>
Covered Veranda	<b>26</b>
Floor Number	<b>5</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

#### Plot / Area Info

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

#### Additional info

Reference Number	<b>7289</b>
Property type	<b>Apartment</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2019</b>
Bathrooms	<b>3</b>

#### Amenities

- Elevator

#### Location

**Location:** Potamos Germasogeias      Region: **Limassol**  
**Coordinates:** **34.696225560582 / 33.0908055759**

## Price: €720 000 + VAT

VAT for this property is **€36,000** or **€136,800**. 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>~€25 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 966.00/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

€880 000 on Apr 3, 2024  
 €820 000 on May 31, 2024  
 €780 000 on Jun 21, 2024  
 €720 000 on Jun 22, 2024  
 €780 000 on Jun 26, 2024  
 €720 000 on Sep 10, 2024







