

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

Luxury top floor partial sea view apartment, 30 Meter walking distance to a sandy beach.



Situated in the east area of Limassol, it is close to all amenities and offers both a relaxed and peaceful atmosphere, combined with Limassol's cosmopolitan lifestyle.

The apartment offers bespoke design, crafted with high-end finishing such as marble, granite stones, real wood floors, open plan design kitchen, and living-room. Includes a guest w/c, 1 master bedroom with en-suite bathroom and a large glazed walk-in closet, 2 additional double bedrooms with en-suite bathrooms, and a large outdoor veranda, accessed from the living room area via fully folding glazed doors.

### Property Info

Covered Area	<b>157</b>
Covered Veranda	<b>25</b>
Floor Number	<b>7</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking **Uncovered, Yes**

### Additional info

Reference Number	<b>7436</b>
Property type	<b>Apartment</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>4</b>
View	<b>Sea view</b>

### Amenities

- Parking

### Location

**Location:** Potamos Germasogeias      Region: **Limassol**  
Coordinates: **34.6984548 / 33.096637**

## Price: €950 000 + VAT

VAT for this property is **€53,430** or **€180,500**. 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>~€34 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€6 051.00/m²</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

€950 000 on Apr 16, 2024





