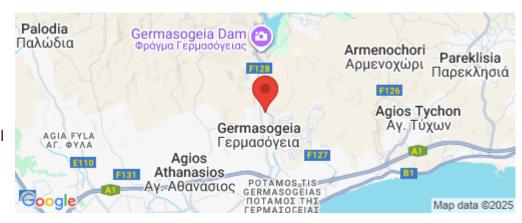


## 3 Bedroom Apartment for Sale in Potamos Germasogeias, Limassol District

Discover the perfect blend of modern comfort and serene living in this spacious two-bedroom apartment at Nikolas Residences. Designed for families and individuals seeking a peaceful yet well-connected lifestyle, this home offers an ideal balance of privacy, convenience, and contemporary design.

Why This 3-Bedroom Penthouse is Perfect for You: ✓ Spacious & Functional Layout – Thoughtfully designed interiors with an open-plan living area, maximizing space and natural light. ✓ Expansive Private Veranda – Enjoy outdoor living with a generous veranda, perfect for family gatherings, relaxing evenings, or alfresco dining. ✓ Prime Location in a Green Oasis – Situ...



Property Info		Plot / Area I	nfo	Additional info		
Covered Area	164					
Covered Veranda	44			Reference Number	404	
Uncovered Veranda	110		Camaran Vas	Property type	Apartment	
Floor Number	4	Dool		Condition	Under Construction	
Total Number of Floors 4		Pool	Common, Yes	Construction Year	2026	
Furnishing	Unfurnished	Parking	Covered, Yes	Bathrooms	3	
Floor Type	Hardwood			View	City view, Mountains view,	
Energy Efficiency A				View	Sea view	
Air Conditioning	All rooms, Yes					

Amenities Location



- BBQ zone
- Elevator
- Garden
- Guest WC
- Heating
- Parking
- Pool
- Roof Garden
- Storage room

Location: Potamos Germasogeias Region: Limassol

Coordinates: **34.72675** / **33.0855** 



Price: €749 248 + VAT

VAT for this property is €46,417 or €142,357. 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	Excluded	Title transfer fee	None		
		Price ner SOM	€4 569 00/m²	Common expenses	None

## Representative: Realtika

Registration number	N/A	Email	info@realtika.com
License number	N/A	Legal name	N/A

Phone: **+35799140222** 

## **Price change history**

€1 080 200 on Aug 27, 2024

€1 075 800 on Aug 30, 2024

€1 080 200 on Sep 4, 2024

€1 075 800 on Sep 5, 2024

€749 248 on Nov 13, 2024













