

## 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 Info |                     | Additional info   |  |
|------------------------|-----------------------|------------------|---------------------|-------------------|--|
| Covered Area           | <b>164</b>            |                  |                     |                   |  |
| Covered Veranda        | <b>44</b>             |                  |                     | Reference Number  | <b>404</b>                                 |
| Uncovered Veranda      | <b>110</b>            |                  |                     | Property type     | <b>Apartment</b>                           |
| Floor Number           | <b>4</b>              | Pool             | <b>Common, Yes</b>  | Condition         | <b>Under Construction</b>                  |
| Total Number of Floors | <b>4</b>              | Parking          | <b>Covered, Yes</b> | Construction Year | <b>2026</b>                                |
| Furnishing             | <b>Unfurnished</b>    |                  |                     | Bathrooms         | <b>3</b>                                   |
| Floor Type             | <b>Hardwood</b>       |                  |                     | View              | <b>City view, Mountains view, Sea view</b> |
| Energy Efficiency      | <b>A</b>              |                  |                     |                   |  |
| Air Conditioning       | <b>All rooms, Yes</b> |                  |                     |                   |  |
| Amenities              |                       | Location         |                     |                   |  |

- Balcony
- 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 | <b>Excluded</b> | Title transfer fee | <b>None</b>                    | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€4 569.00/m<sup>2</sup></b> |                 |             |

## Representative: Realtika

|                            |            |            |                          |
|----------------------------|------------|------------|--------------------------|
| Registration number        | <b>N/A</b> | Email      | <b>info@realtika.com</b> |
| License number             | <b>N/A</b> | Legal name | <b>N/A</b>               |
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## 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



