

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

Penthouse Residential apartments in under construction complex Nicolas Residence in a developing area, close to the Germasogeia roundabout and therefore to all the main infrastructure of the city. The project is located in the southwest part of Limassol close to many amenities and the city center but at the same time in a quiet and residential area. Modern, with mountains- and sea views, with many amenities for a comfortable life. All common internal areas will be paved with marble or high-quality ceramic tiles. CCTV covering the perimeter of the buildings and the common areas. Electrically operated control gates for access to the development, the parking area and the entrance lobby. Priv...



#### Property Info

Covered Area	<b>164</b>
Covered Veranda	<b>33</b>
Uncovered Veranda	<b>110</b>
Floor Number	<b>4</b>
Total Number of Floors	<b>4</b>
Furnishing	<b>Partially furnished</b>
Air Conditioning	<b>All rooms, Yes</b>

#### Plot / Area Info

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

#### Additional info

Reference Number	<b>1043</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2026</b>
Bathrooms	<b>3</b>
View	<b>City view, Mountains view, Sea view</b>

#### Amenities

- Roof Garden

#### Location

**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

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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





