

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

The apartment in Potamos Germasogia is a luxurious residence with 1 bedrooms, offering stunning sea views from every room. Situated within a complex featuring a pool and direct beach access, this apartment delivers comfort, luxury, and unparalleled vistas of the Mediterranean Sea.



East side sea view with private covered parking

### Property Info

Covered Area **75**  
 Floor Number **3**  
 Energy Efficiency **A**

### Plot / Area Info

Pool **Common, Yes**  
 Parking **Yes**

### Additional info

Reference Number **6844**  
 Property type **Apartment**  
 Condition **Pre-Owned**  
 Construction Year **2001-2010**  
 Bathrooms **2**  
 View **Sea view**

### Amenities

### Location

**Location:** Potamos Germasogeias      Region: **Limassol**  
 Coordinates: **34.6942047 / 33.0897347**

## Price: €785 000 + VAT

VAT for this property is **€39,250** or **€149,150**. 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>~€28 000.00</b>              | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€10 467.00/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>MYSPLACE Real Estate/ A.SP.Thinkrealty ltd</b> |
| Phone: <b>+35795129336, +35799409010</b> |              |            |   |

## Price change history

€785 000 on Sep 10, 2024

