

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

Presenting a stunning 3-bedroom beachfront apartment in the vibrant Mouttagiaka tourist area. This prime district is combined with the proximity to the entire urban infrastructure – all kinds of entertainment, luxury boutiques, shops, historical attractions, and first-class restaurants. All of this provides excellent conditions for both recreation purposes and comfortable family living.



#### Property Info

Covered Area **170**  
 Floor Number **6**  
 Energy Efficiency **A**  
 Air Conditioning **All rooms, Yes**

#### Plot / Area Info

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

#### Additional info

Reference Number **231216**  
 Property type **Apartment**  
 Condition **Pre-Owned**  
 Bathrooms **2**

#### Amenities

- Elevator

#### Location

**Location:** Potamos Germasogeias      Region: **Limassol**  
 Coordinates: **34.701259671664 / 33.103737283324**

## Price: €1 300 000 + VAT

VAT for this property is **€86,412** or **€247,000**. 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>~€48 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€7 647.00/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>MYSACE Real Estate/ A.SP.Thinkrealty ltd</b>
Phone: <b>+35795129336, +35799409010</b>			

## Price change history

€1 300 000 on Sep 10, 2024

