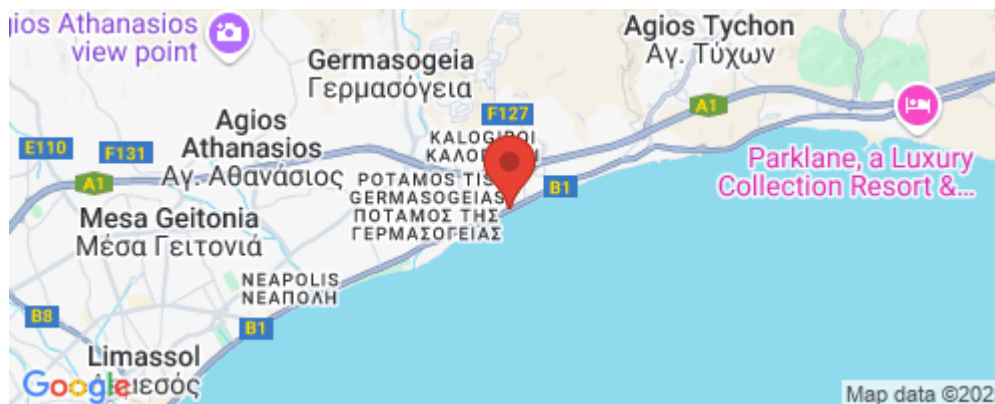


### 3 Bedroom Apartment for Sale in Potamos Germasogeias, Limassol District

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	<b>170</b>
Floor Number	<b>6</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

#### Plot / Area Info

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

#### Additional info

Reference Number	<b>231216</b>
Property type	<b>Apartment</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>2</b>

#### Amenities

- Elevator

#### Location

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

Region: **Limassol**

## 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

