

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

Discover luxurious living in this exquisite 3-bedroom penthouse located in the serene area of Germasogeia, just 100 meters from the renowned Dasoudi Beach. Spanning an impressive 280 m<sup>2</sup> in total, with 140 m<sup>2</sup> of indoor living space, this residence offers breathtaking sea views, a state-of-the-art 4 kW solar panel system, and a lush roof garden perfect for entertaining. Indulge in the rooftop jacuzzi, relax under one of the three covered pergolas, or take a dip in the brand-new pool. The penthouse comes fully furnished with premium kitchen appliances, ensuring comfort and convenience. Pet-friendly arrangements can be made upon agreement.



### Property Info

Covered Area	<b>162</b>
Covered Veranda	<b>22</b>
Floor Number	<b>3</b>
Total Number of Floors	<b>3</b>
Energy Efficiency	<b>B</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

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

### Additional info

Reference Number	<b>233556</b>
Property type	<b>Apartment</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2016</b>
Bathrooms	<b>3</b>

### Amenities

- Parking

### Location

**Location:** Potamos Germasogeias  
**Coordinates:** **34.694220783546 / 33.077726825763**

Region: **Limassol**

## Price: €645 000 + VAT

VAT for this property is **€38,939** or **€122,550**. 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>~€22 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 981.00/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>
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## Price change history

€695 000 on Nov 21, 2024

€645 000 on Dec 11, 2024





