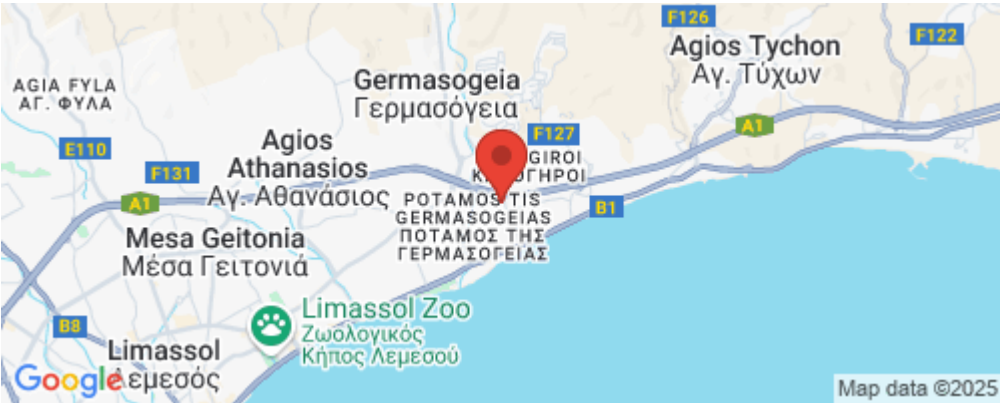


1000m² Building for Sale in Potamos Germasogeias, Limassol District

A residential building in Potamos Germasogeias, Limassol, with 22 studios (plus 3 extra room) , each measuring 45 square meters, is a significant architectural project. Here’s a general outline and important considerations for such a building:



Total Units: 22 studios, evenly distributed across floors.  
Studio Size: Each studio is 45 sq.m, designed for optimal functionality and comfort.

| Property Info     |      | Plot / Area Info |      | Additional info  |           |
|-------------------|------|------------------|------|------------------|-----------|
| Covered Area      | 1000 |                  |      | Reference Number | 233760    |
| Floor Number      | 3    | Plot area        | 3606 | Property type    | Building  |
| Energy Efficiency | B    |                  |      | Condition        | Pre-Owned |

| Amenities | Location     |                                   |
|-----------|--------------|-----------------------------------|
|           | Location:    | Potamos Germasogeias              |
|           | Coordinates: | 34.704978151061 / 33.094731887432 |
|           |              | Region: Limassol                  |

## Price: €4 000 000 + VAT

VAT for this property is **€676,000** or **€760,000**. 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>~€156 600.00</b> | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€4 000.00/m²</b> |                 |             |

## Representative: MySpace

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>229/E</b> | Email      | <b>myspace.cyprus@gmail.com</b>                  |
| License number                           | <b>1047</b>  | Legal name | <b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b> |
| Phone: <b>+35795129336, +35799409010</b> |              |            |  |

## Price change history

€3 500 000 on Dec 11, 2024

€3 900 000 on Mar 29, 2025

€4 000 000 on Jun 1, 2025





