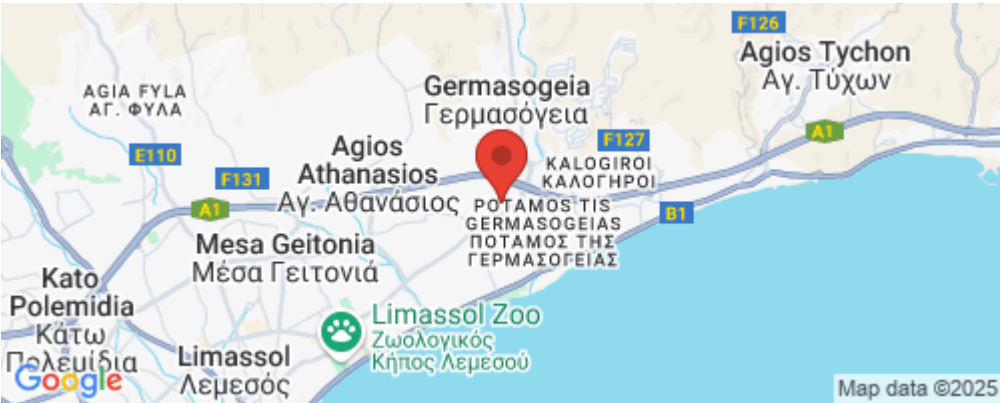


3 Bedroom Apartment for Sale in Potamos Germasogeias, Limassol District

Modern Luxury and Privacy in the Heart of Columbia, Limassol



This stunning apartment offers a contemporary living experience within a private estate nestled in the exclusive Columbia area of Limassol. Designed to balance vibrant urban energy with peaceful seclusion, the residence is surrounded by beautifully landscaped gardens and tranquil relaxation zones.

The modern architectural style emphasizes clean lines and open spaces, creating a sophisticated atmosphere filled with natural light. Spacious terraces invite residents to enjoy serene outdoor moments while remaining connected to the cosmopolitan lifestyle of the city center.

Inside, premium finishes and thoughtful...

Property Info

Covered Area	169
Covered Veranda	26
Floor Number	4
Total Number of Floors	4
Energy Efficiency	A

Plot / Area Info

Pool	Common, Yes
Parking	Covered, Yes

Additional info

Reference Number	1279
Property type	Apartment
Condition	Under Construction
Construction Year	2024
Bathrooms	4

Amenities

Location



- Elevator

**Location:** Potamos Germasogeias

Region: **Limassol**

Coordinates: **34.705662645011 / 33.082501901073**

[www.index.cy](http://www.index.cy) - All Cyprus Real Estate

## Price: €1 200 000 + VAT

VAT for this property is **€78,888** or **€228,000**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€7 101.00/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

€1 100 000 on Sep 21, 2023

€1 200 000 on Mar 20, 2024













