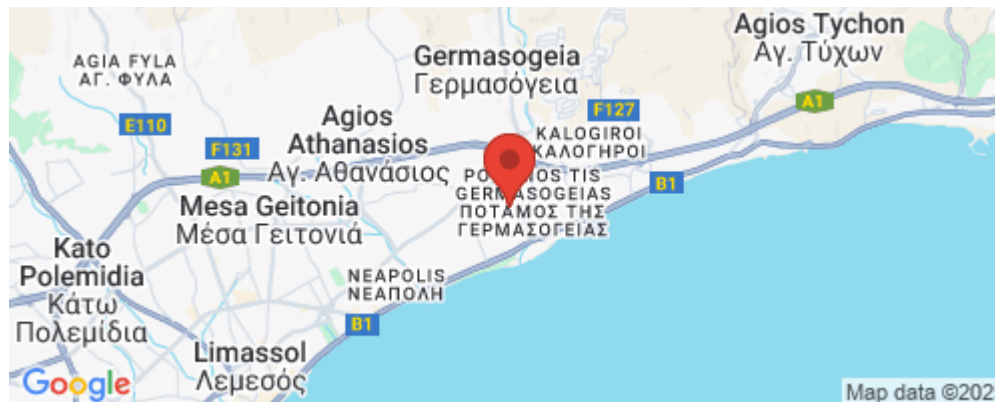


### 3 Bedroom Apartment for Sale in Potamos Germasogeias, Limassol District

For sale: a modern 3-bedroom, 3-bathroom apartment in Potamos Germasogeias, sprawled over an impressive 123 m2 of internal space. Situated on the 4th floor of a stylish 5-story building, this residence built in 2021 offers contemporary living at its finest.



Potamos Germasogeias is known for its vibrant lifestyle and excellent amenities. You'll find a variety of shops, restaurants, and cafes just a short stroll away. The area is also conveniently located near the highway, making it easy to explore the surrounding region. Enjoy breathtaking sea views from your apartment, providing a serene backdrop to your everyday life.

This property boasts an energy efficiency rating...

#### Property Info

Covered Area **123**  
 Energy Efficiency **A**  
 Air Conditioning **All rooms, Yes**

#### Plot / Area Info

Pool **Yes**  
 Parking **Covered, Yes**

#### Additional info

Reference Number **54495**  
 Property type **Apartment**  
 Condition **Pre-Owned**  
 Construction Year **2021**  
 Bathrooms **3**

#### Amenities

- Fireplace

#### Location

**Location:** Potamos Germasogeias  
 Coordinates: **34.700887967507 / 33.085775131673**

Region: **Limassol**

## Price: €950 000 + VAT

VAT for this property is **€47,500** or **€180,500**. 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>~€34 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€7 724.00/m<sup>2</sup></b>		

## Representative: NCH Real Estate

Registration number	<b>1146</b>	Email	<b>info@nchrealestate.com</b>
License number	<b>571/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35722424203, +35777770532</b>			

## Price change history

€950 000 on Dec 21, 2024

