

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

For sale: an impressive off-plan apartment located on the ground floor of a modern gated complex in Potamos Germasogeias. This stylish unit offers 58 m<sup>2</sup> of internal space, featuring one cozy bedroom and one well-appointed bathroom. Designed with energy efficiency in mind, the apartment boasts an A-rating, ensuring lower utility costs and a comfortable living environment. x

The apartment comes with a central AC system and underfloor heating, providing year-round comfort. Residents will also enjoy access to a communal swimming pool, perfect for relaxation and socializing on sunny days.

Potamos Germasogeias is a highly sought-after area known for its vibrant atmosphere, beautif...

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>58</b>			Reference Number	<b>27790</b>
Furnishing	<b>Unfurnished</b>	Pool	<b>Yes</b>	Property type	<b>Apartment</b>
Heating	<b>Underfloor Heating, Yes</b>	Parking	<b>Covered, Yes</b>	Condition	<b>Brand New</b>
Air Conditioning	<b>All rooms, Yes</b>			Bathrooms	<b>1</b>

Amenities	Location	Region
• Garden	<b>Location:</b> Potamos Germasogeias Coordinates: <b>34.703239801234 / 33.092930166199</b>	<b>Limassol</b>

## Price: €431 000 + VAT

VAT for this property is **€21,550** or **€81,890**. 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 Price per SQM	<b>None</b> <b>€7 431.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
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## Price change history

€431 000 on Jan 10, 2025



