

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

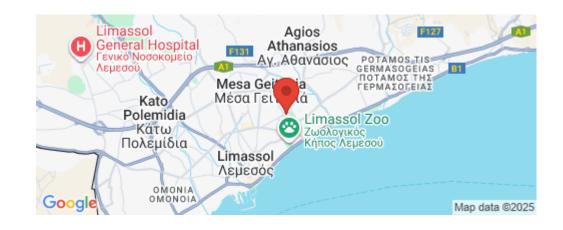
#### THE BUILDING

- ALL apartments have un obstructed sea view
- High rental yield for investors
- Gated and secured community
- Energy Efficiency A with Thermal insulation
- KONE premium elevator with luxury entrance
- Video Intercom system
- Covered parking space
- Dedicated storage space on ground floor
- Seal Level Elevation from the ground: 36 m

#### LIVING AREA

- Security entrance doors
- Spacious verandas
- Luxury finishes: high-quality flooring made in Spain/Germany
- High-quality Spanish ceramic tiles in bathrooms
- High-standard sanitary ware from top European

brands...



Property Info	
Covered Area	109
Covered Veranda	23
Floor Number	1
Total Number of Floors	5
Energy Efficiency	A
Heating	Underfloor Heating, Yes

Location

Plot / Area Info	Additional info	
Parking <b>No</b>	Reference Number Property type Condition Construction Year	3383 Apartment Under Construction 2025

**Amenities** 



**Location:** Potamos Germasogeias

Coordinates: **34.691404158413** / **33.053945291494** 

Region: Limassol



Price: €465 000 + VAT

VAT for this property is €23,250 or €88,350. 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	Excluded	Title transfer fee	None	Common ovnenses	None
		Price per SOM	€4 266.00/m <sup>2</sup>	Common expenses	None

# **Representative: MySpace**

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## **Price change history**

€550 000 on Sep 23, 2023

€435 000 on Nov 19, 2023

€465 000 on May 27, 2024

€435 000 on Jul 28, 2024

€465 000 on Oct 16, 2024









