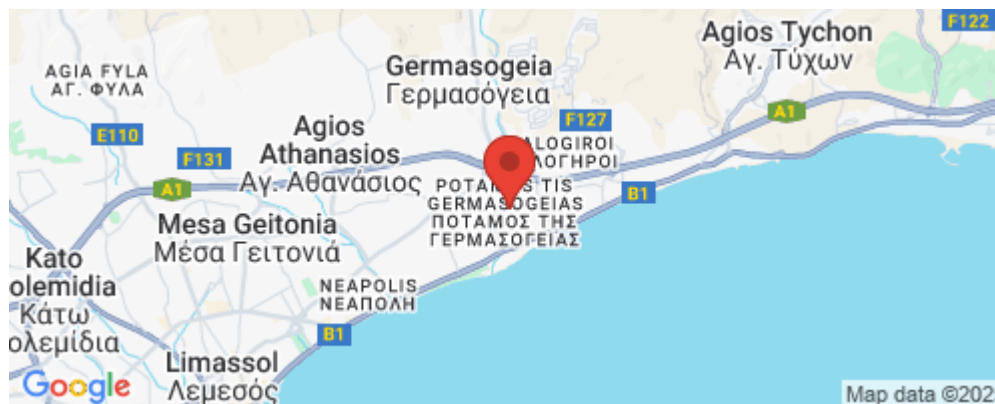


## 1 Bedroom Apartment for Sale in Potamos Germasogeias, Limassol District

This modern residential project, completed in 2021, is situated in the vibrant Potamos Germasogeia area of Limassol. Offering a selection of 1, 2, and 3-bedroom apartments, the development is designed for comfortable living with contemporary finishes and premium amenities. Each unit features underfloor heating and a state-of-the-art VRV air-conditioning system for optimal climate control. Conveniently located close to all amenities and just a short distance from the beach, this project combines luxury, convenience, and a prime location for an exceptional lifestyle.



### Property Info

Covered Area	<b>71</b>
Uncovered Veranda	<b>13</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>4</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Pool	<b>Common, Yes</b>
Parking	<b>Yes</b>

### Additional info

Reference Number	<b>234221</b>
Property type	<b>Apartment</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2021</b>

### Amenities

- Elevator

### Location

**Location:** Potamos Germasogeias  
**Coordinates:** **34.702177565458 / 33.090611346797**

Region: **Limassol**

## Price: €550 000 + VAT

VAT for this property is **€27,500** or **€104,500**. 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>~€18 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€7 746.00/m<sup>2</sup></b>		

## Representative: MySpace

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

## Price change history

€550 000 on Jan 21, 2025

