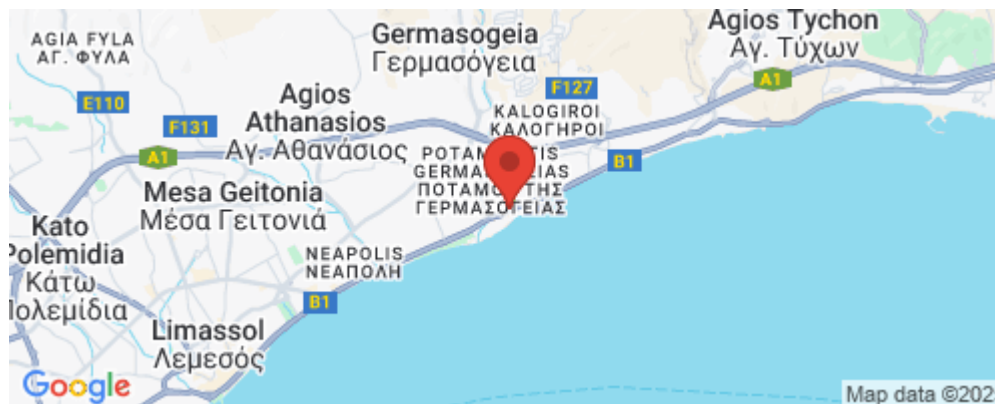


## 2 Bedroom Apartment for Sale in Potamos Germasogeias, Limassol District

LUXURIOUS FIRST LINE APARTMENT WITH EXCELLENT SEA VIEW

- BEST LOCATION IN TOURIST AREA, NEAR ALL AMENITIES
- 2 BEDROOMS+ OFFICE ROOM, 2 BATHROOMS (THE ONE EN-SUITE) AND EXTRA LAUNDRY ROOM
- VERY SECURED AND PRIVATE BUILDING WITH REMOTE CONTROLLED ENTRANCE AND CAMERAS
- MODERN FULLY FURNISHED APARTMENT WITH ELECTRICAL APPLIANCES, TV, UNDERFLOOR HEATING AND AIR CONDITION
- COMMUNAL SWIMMING POOL
- COVER AND UNCOVER PARKING AND STORAGE ROOM
- TITLE DEEDS AVAILABLE..



### Property Info

Covered Area	<b>142</b>
Covered Veranda	<b>38</b>
Floor Number	<b>2</b>
Total Number of Floors	<b>7</b>
Energy Efficiency	<b>A</b>
Heating	<b>Underfloor Heating, Yes</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>3803</b>
Property type	<b>Apartment</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>2</b>
View	<b>Sea view</b>

### Amenities

- Elevator

### Location

**Location:** Potamos Germasogeias  
**Coordinates:** **34.697519160945 / 33.092832953374**

Region: **Limassol**

## Price: €1 400 000 + VAT

VAT for this property is **€70,000** or **€266,000**. 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>~€52 600.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€9 859.00/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>
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## Price change history

€1 400 000 on Sep 23, 2023





