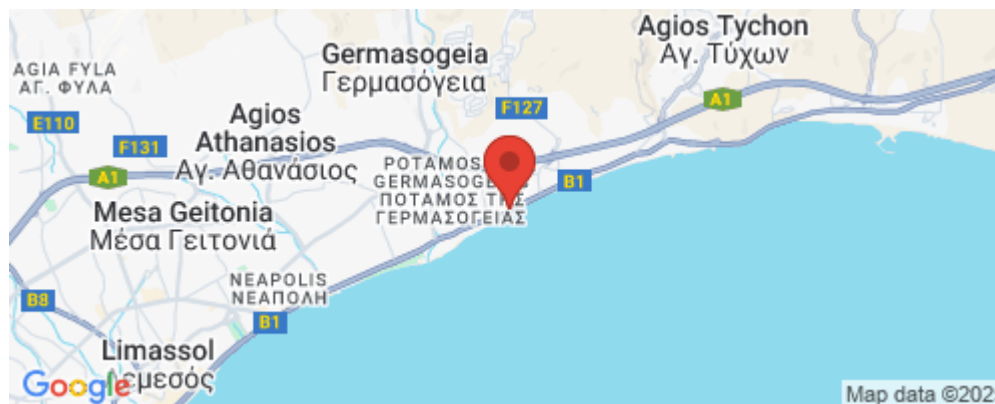


## 3 Bedroom Apartment for Sale in Potamos Germasogeias, Limassol District

EXCITING OPPORTUNITY TO CREATE YOUR DREAM PENTHOUSE OR 3 FABULOUS APARTMENTS

- 50 metres to the sea
- Large balcony with panoramic sea view
- 3m floor to ceiling height
- VRV system
- Underfloor heating
- Double-glazed windows
- Roof garden
- Parking spaces



The project is perfect for the market because it's location is at one of the best seaside habitats of the Mediterranean, among trendy cafes & shops and hotels.

The four-storey building consists of two offices on the ground floor, and three 2- and 3-bedroom apartments on each consecutive floor. The building has perfectly designed apartments and a comfort...

### Property Info

|                        |                                |
|------------------------|--------------------------------|
| Covered Area           | <b>141</b>                     |
| Covered Veranda        | <b>40</b>                      |
| Uncovered Veranda      | <b>90</b>                      |
| Floor Number           | <b>3</b>                       |
| Total Number of Floors | <b>4</b>                       |
| Energy Efficiency      | <b>A</b>                       |
| Heating                | <b>Underfloor Heating, Yes</b> |
| Air Conditioning       | <b>All rooms, Yes</b>          |

### Plot / Area Info

Parking **Yes**

### Additional info

|                   |                  |
|-------------------|------------------|
| Reference Number  | <b>4059</b>      |
| Property type     | <b>Apartment</b> |
| Condition         | <b>Brand New</b> |
| Construction Year | <b>2023</b>      |
| Bathrooms         | <b>2</b>         |

### Amenities

### Location

Aug 4, 2025

1/5

<https://index.cy/sale/604394>



## Price: €1 265 000 + VAT

VAT for this property is **€63,250** or **€240,350**. 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 | <b>Excluded</b> | Title transfer fee | <b>None</b>         | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€8 972.00/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> |
| Phone: <b>+35795129336, +35799409010</b> |              |            |  |

## Price change history

€1 265 000 on Sep 24, 2023

