

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

This complex is executed in the classical colonial style of Cypriot/European architecture.



Some of the advantages of the project:

Highest quality of finishes. Floors are laid not just in marble, but with mosaics; the ceiling - 3,10 meters height; separate underfloor heating in each area controlled by Siemens-produced management system; bidet in the bathrooms; air conditioning units in the bathrooms; Daikin VRV air conditioning; external door and window frames made of solid wood; sanitary ware Duravit / Grohe; spacious swimming pool finished with mosaics; double-brick outside walls; kitchen units of Italian brand Berloni; wooden floor (not laminate or MDF).

Club style...

Property Info	Plot / Area Info	Additional info
Covered Area	<b>181</b>	
Covered Veranda	<b>44</b>	
Floor Number	<b>4</b>	Pool
Total Number of Floors	<b>4</b>	Parking
Energy Efficiency	<b>B</b>	<b>Common, Yes</b>
Heating	<b>Underfloor Heating, Yes</b>	<b>No</b>
Air Conditioning	<b>All rooms, Yes</b>	Reference Number <b>4416</b> Property type <b>Apartment</b> Condition <b>Brand New</b>

Amenities	Location	
• Elevator	<b>Location:</b> Potamos Germasogeias <b>Coordinates:</b> <b>34.695517174324 / 33.078</b>	Region: <b>Limassol</b>

## Price: €1 500 000 + VAT

VAT for this property is **€110,967** or **€285,000**. 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 Price per SQM	<b>None</b> <b>€8 287.00/m<sup>2</sup></b>	Common expenses	<b>None</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

€1 500 000 on Sep 24, 2023



