

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

A contemporary residential project is located in the heart of the prestigious tourist area of Limassol, only 700 m from the well-known Dasoudi beach, within walking distance to a wide range of amenities including fine cafes and restaurants, shops, banks, supermarkets, and 200 m from the popular Kolonakiou avenue with easy access to the highway.



A modern 3- story building offers three-bedroom apartments. Contemporary open plan layouts, a cleverly designed master plan, large, covered verandas, and covered parking as well as an ideal location ensure comfortable living for the owners of the apartments.

### DISTANCES

Just 700 m to the well-known beach 'Dasoudi'

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### Property Info

Covered Area **95.45**  
 Furnishing **Unfurnished**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **28042**  
 Property type **Apartment**  
 Condition **Brand New**  
 Bathrooms **3**

### Amenities

- Storage room

### Location

**Location:** Potamos Germasogeias      Region: **Limassol**  
 Coordinates: **34.6924435 / 33.08198579**

**Price: €620 000 + VAT**

VAT for this property is **€31,000** or **€117,800**. 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>€6 526.00/m<sup>2</sup></b> |                 |             |

**Representative: FOX**

|                     |   |            |  |
|---------------------|---|------------|--|
| Registration number | <b>488</b>                                      | Email      | <b>info@foxrealty.com.cy</b>               |
| License number      | <b>344/E</b>                                    | Legal name | <b>FOX Smart Estate Agency Network Ltd</b> |
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**Price change history**

€620 000 on Jan 28, 2025



