

3 Bedroom Apartment for Sale in Potamos Germasogeias, Limassol District

- 3 bedrooms
- 3 W/C
- Internal Area 110m²
- Covered Verandas 30m²
- Covered Parking
- VRV A/C System
- Communal Swimming Pool
- Gym/Yoga/Children's playground
- CCTV
- Photovoltaic Panels
- Energy Efficiency "A"



Property Info

Covered Area **110**
 Heating **Central Heating, Yes**
 Air Conditioning **All rooms, Yes**

Plot / Area Info

Pool **Yes**
 Parking **Covered, Yes**

Additional info

Reference Number **10018**
 Property type **Apartment**
 Condition **Brand New**
 Bathrooms **3**

Amenities

- Gym

Location

Location: Potamos Germasogeias Region: **Limassol**
 Coordinates: **34.702334422334 / 33.086517698833**

Price: €715 000 + VAT

VAT for this property is **€35,750** or **€135,850**. 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.

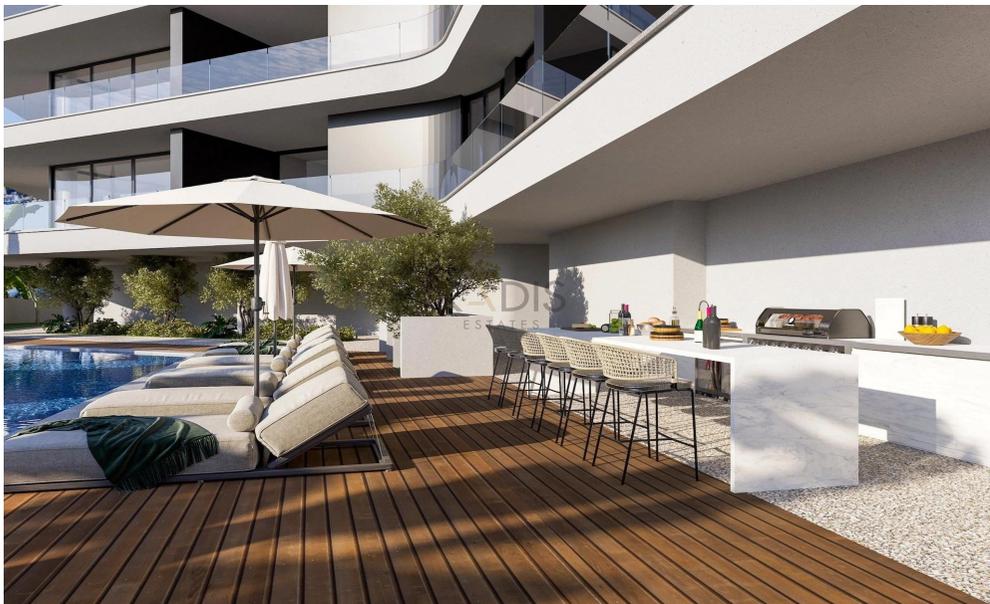
| | | | | | |
|-----|-----------------|--------------------|--------------------------------|-----------------|-------------|
| VAT | Excluded | Title transfer fee | None | Common expenses | None |
| | | Price per SQM | €6 500.00/m² | | |

Representative: Kadis Estates

| | | | |
|----------------------------|-------------|------------|--------------------------|
| Registration number | 506 | Email | info@kadis.com.cy |
| License number | 62/E | Legal name | N/A |
| Phone: +35722344842 | | | |

Price change history

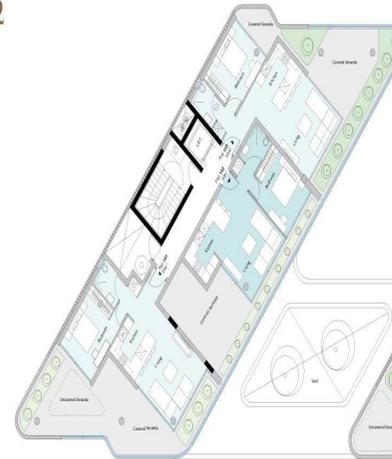
€679 100 on Feb 1, 2025
 €679 000 on Apr 12, 2025
 €715 000 on May 3, 2025







FIRST FLOOR
A2



FIRST FLOOR
A1



| Unit No. | Bedrooms | Floor | Internal Covered Area m ² | Covered Balconies m ² | Covered Garden m ² | Total Covered Area m ² | Uncovered Verandas m ² | Roof Garden m ² | Storage & Common m ² | Total Area m ² |
|----------|----------|-------|--------------------------------------|----------------------------------|-------------------------------|-----------------------------------|-----------------------------------|----------------------------|---------------------------------|---------------------------|
| BLOCK A1 | | | | | | | | | | |
| 101 | 2 | 1 | 92 | 20 | 18 | 130 | 10 | - | 50 | 178 |
| 102 | 2 | 1 | 85 | 20 | - | 105 | - | - | 28 | 134 |
| 103 | 3 | 1 | 110 | 30 | 17 | 157 | - | - | 55 | 192 |
| BLOCK A2 | | | | | | | | | | |
| 101 | 1 | 1 | 55 | 22 | 8 | 85 | 7 | - | 19 | 111 |
| 102 | 1 | 1 | 50 | 22 | 12 | 84 | - | - | 17 | 101 |
| 103 | 1 | 1 | 55 | 25 | 15 | 95 | - | - | 18 | 114 |

SECOND / THIRD FLOOR
A2

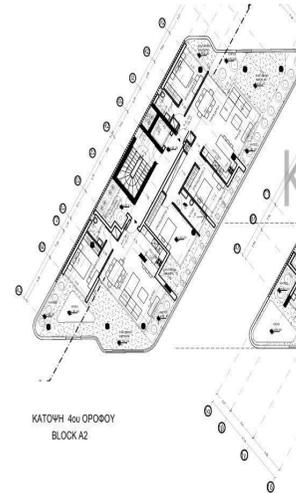


SECOND / THIRD FLOOR
A1

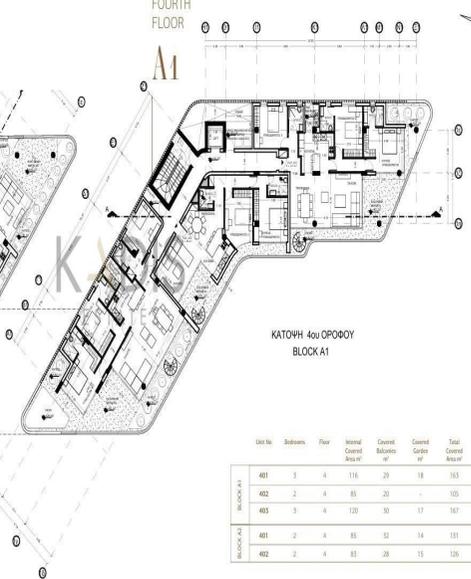


| Unit No. | Bedrooms | Floor | Internal Covered Area m ² | Covered Balconies m ² | Covered Garden m ² | Total Covered Area m ² | Uncovered Verandas m ² | Roof Garden m ² | Storage & Common m ² | Total Area m ² |
|----------|----------|-------|--------------------------------------|----------------------------------|-------------------------------|-----------------------------------|-----------------------------------|----------------------------|---------------------------------|---------------------------|
| BLOCK A1 | | | | | | | | | | |
| 201 | 2 | 2 | 92 | 20 | 18 | 130 | - | - | 50 | 180 |
| 202 | 2 | 2 | 85 | 20 | - | 105 | - | - | 28 | 134 |
| 203 | 3 | 2 | 110 | 30 | 17 | 157 | - | - | 55 | 192 |
| 301 | 2 | 3 | 92 | 20 | 18 | 130 | 10 | - | 50 | 178 |
| 302 | 2 | 3 | 85 | 20 | - | 105 | - | - | 28 | 134 |
| 303 | 3 | 3 | 110 | 30 | 17 | 157 | - | - | 55 | 192 |
| BLOCK A2 | | | | | | | | | | |
| 201 | 1 | 2 | 55 | 22 | 8 | 85 | 7 | - | 19 | 120 |
| 202 | 1 | 2 | 55 | 25 | 15 | 95 | - | - | 17 | 101 |
| 203 | 1 | 2 | 55 | 25 | 15 | 95 | - | - | 19 | 114 |
| 301 | 2 | 3 | 85 | 22 | 14 | 121 | 7 | - | 26 | 168 |
| 302 | 2 | 3 | 85 | 28 | 15 | 128 | - | - | 22 | 148 |

FOURTH FLOOR
A2



FOURTH FLOOR
A1



KATOPH 4ου ΟΡΟΦΟΥ
BLOCK A1

| Unit No. | Bedrooms | Floor | Internal Covered Area m ² | Covered Balconies m ² | Covered Garden m ² | Total Covered Area m ² | Uncovered Verandas m ² | Roof Garden m ² | Storage & Common m ² | Total Area m ² |
|----------|----------|-------|--------------------------------------|----------------------------------|-------------------------------|-----------------------------------|-----------------------------------|----------------------------|---------------------------------|---------------------------|
| BLOCK A1 | | | | | | | | | | |
| 401 | 3 | 4 | 116 | 20 | 18 | 154 | - | - | 128 | 282 |
| 402 | 2 | 4 | 85 | 20 | - | 105 | - | - | 58 | 163 |
| 403 | 3 | 4 | 130 | 30 | 17 | 167 | - | - | 74 | 241 |
| BLOCK A2 | | | | | | | | | | |
| 401 | 2 | 4 | 85 | 22 | 14 | 121 | - | - | 26 | 147 |
| 402 | 2 | 4 | 85 | 28 | 15 | 128 | - | - | 22 | 148 |

ROOF
GARDEN

A2

ROOF

A1

