

3 Bedroom Apartment for Sale in Potamos Germasogeias, Limassol District

- 3 bedrooms
- 4 W/C
- Internal Area 116m²
- Covered Verandas 29m²
- Roof Garden 128m²
- Covered Parking
- VRV A/C System
- Swimming Pool
- Gym/Yoga/Children's playground
- CCTV
- Photovoltaic Panels
- Energy Efficiency "A"



Property Info

| | |
|------------------|-----------------------------|
| Covered Area | 116 |
| Heating | Central Heating, Yes |
| Air Conditioning | All rooms, Yes |

Plot / Area Info

| | |
|---------|---------------------|
| Pool | Yes |
| Parking | Covered, Yes |

Additional info

| | |
|------------------|------------------|
| Reference Number | 10021 |
| Property type | Apartment |
| Condition | Brand New |
| Bathrooms | 4 |

Amenities

- Gym

Location

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

Region: **Limassol**

Price: €1 370 000 + VAT

VAT for this property is **€68,500** or **€260,300**. 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 | €11 810.00/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

€1 300 000 on Feb 1, 2025
€1 370 000 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 Verandah 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 | - | - | 20 | 124 |
| 103 | 3 | 1 | 110 | 30 | 17 | 157 | - | - | 55 | 192 |
| BLOCK A2 | | | | | | | | | | |
| 101 | 1 | 1 | 55 | 22 | 8 | 85 | 7 | - | 18 | 111 |
| 102 | 1 | 1 | 50 | 22 | 12 | 84 | - | - | 17 | 101 |
| 103 | 1 | 1 | 55 | 20 | 15 | 90 | - | - | 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 Verandah m ² | Roof Garden m ² | Storage & Common m ² | Total Area m ² |
|----------|----------|-------|--------------------------------------|----------------------------------|-------------------------------|-----------------------------------|-----------------------------------|----------------------------|---------------------------------|---------------------------|
| BLOCK A1 | | | | | | | | | | |
| 201 | 2 | 2 | 102 | 20 | 18 | 138 | - | - | 50 | 188 |
| 202 | 2 | 2 | 85 | 20 | - | 105 | - | - | 20 | 124 |
| 203 | 3 | 2 | 110 | 30 | 17 | 157 | - | - | 55 | 192 |
| 301 | 2 | 3 | 102 | 20 | 18 | 138 | 10 | - | 50 | 178 |
| 302 | 2 | 3 | 85 | 20 | - | 105 | - | - | 20 | 124 |
| 303 | 3 | 3 | 110 | 30 | 17 | 157 | - | - | 55 | 192 |
| BLOCK A2 | | | | | | | | | | |
| 201 | 1 | 2 | 55 | 22 | 8 | 85 | 7 | - | 18 | 120 |
| 202 | 1 | 2 | 50 | 22 | 15 | 87 | - | - | 17 | 101 |
| 203 | 1 | 2 | 55 | 25 | 15 | 95 | - | - | 18 | 114 |
| 301 | 2 | 3 | 85 | 22 | 14 | 121 | 7 | - | 26 | 148 |
| 302 | 2 | 3 | 85 | 20 | 15 | 120 | - | - | 22 | 140 |

FOURTH FLOOR

A2

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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 Verandah m ² | Roof Garden m ² | Storage & Common m ² | Total Area m ² |
|----------|----------|-------|--------------------------------------|----------------------------------|-------------------------------|-----------------------------------|-----------------------------------|----------------------------|---------------------------------|---------------------------|
| BLOCK A1 | | | | | | | | | | |
| 401 | 3 | 4 | 115 | 20 | 18 | 153 | - | - | 120 | 273 |
| 402 | 2 | 4 | 85 | 20 | - | 105 | - | - | 55 | 160 |
| 403 | 3 | 4 | 120 | 30 | 17 | 167 | - | - | 74 | 241 |
| BLOCK A2 | | | | | | | | | | |
| 401 | 2 | 4 | 85 | 12 | 14 | 111 | - | - | 20 | 131 |
| 402 | 2 | 4 | 85 | 20 | 15 | 120 | - | - | 22 | 140 |

