

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

- 3 bedrooms
- 4 W/C
- Internal Area 116m<sup>2</sup>
- Covered Verandas 29m<sup>2</sup>
- Roof Garden 128m<sup>2</sup>
- Covered Parking
- VRV A/C System
- Swimming Pool
- Gym/Yoga/Children's playground
- CCTV
- Photovoltaic Panels
- Energy Efficiency "A"



### Property Info

Covered Area	<b>116</b>
Heating	<b>Central Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>10021</b>
Property type	<b>Apartment</b>
Condition	<b>Brand New</b>
Bathrooms	<b>4</b>

### Amenities

- Gym

### Location

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

## 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	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€11 810.00/m<sup>2</sup></b>		

## Representative: Kadis Estates

Registration number	<b>506</b>	Email	<b>info@kadis.com.cy</b>
License number	<b>62/E</b>	Legal name	<b>N/A</b>
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 <sup>2</sup>	Covered Balconies m <sup>2</sup>	Covered Garden m <sup>2</sup>	Total Covered Area m <sup>2</sup>	Uncovered Verandas m <sup>2</sup>	Roof Garden m <sup>2</sup>	Storage & Common m <sup>2</sup>	Total Area m <sup>2</sup>
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 <sup>2</sup>	Covered Balconies m <sup>2</sup>	Covered Garden m <sup>2</sup>	Total Covered Area m <sup>2</sup>	Uncovered Verandas m <sup>2</sup>	Roof Garden m <sup>2</sup>	Storage & Common m <sup>2</sup>	Total Area m <sup>2</sup>
BLOCK A1										
201	2	2	92	20	18	130	-	-	50	180
202	2	2	85	20	-	105	-	-	20	124
203	3	2	110	30	17	157	-	-	55	192
BLOCK A2										
301	2	3	92	20	18	130	10	-	50	178
302	2	3	85	20	-	105	-	-	20	124
303	3	3	110	30	17	157	-	-	55	192
BLOCK A1										
401	1	2	55	22	8	85	7	-	18	120
402	1	2	50	22	12	84	-	-	17	101
403	1	2	55	20	15	90	-	-	18	114
BLOCK A2										
401	2	3	92	20	18	130	10	-	50	178
402	2	3	85	20	-	105	-	-	20	124

FOURTH FLOOR

A2

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BLOCK A1

Unit No.	Bedrooms	Floor	Internal Covered Area m <sup>2</sup>	Covered Balconies m <sup>2</sup>	Covered Garden m <sup>2</sup>	Total Covered Area m <sup>2</sup>	Uncovered Verandas m <sup>2</sup>	Roof Garden m <sup>2</sup>	Storage & Common m <sup>2</sup>	Total Area m <sup>2</sup>
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	148

