

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

- 3 bedrooms
- 4 W/C
- Internal Area 114m<sup>2</sup>
- Covered Verandas 28m<sup>2</sup>
- Roof Garden 101m<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>114</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>10025</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: €1 630 000 + VAT

VAT for this property is **€81,500** or **€309,700**. 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>€14 298.00/m<sup>2</sup></b>		

## Representative: Kadis Estates

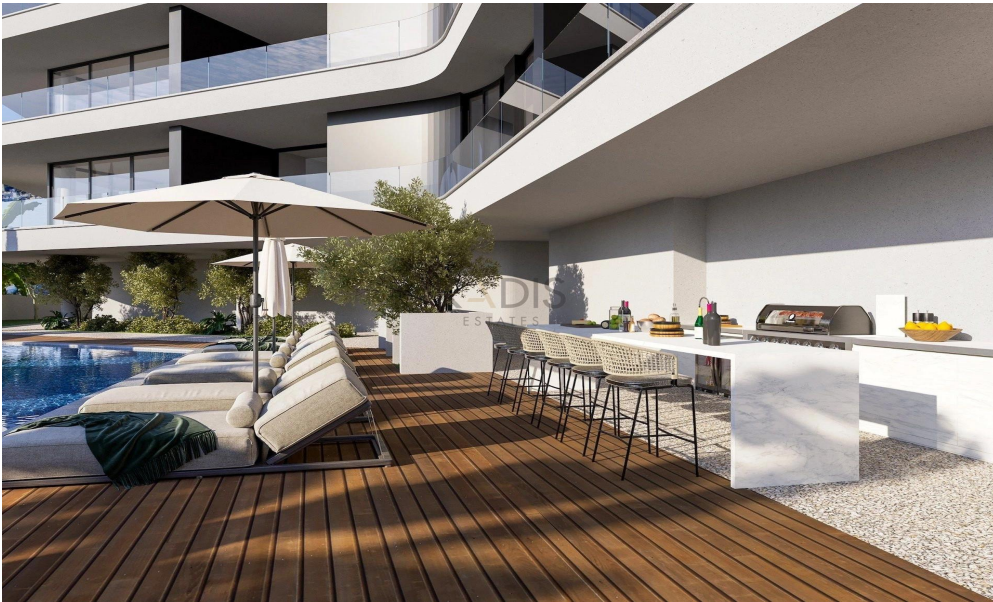
Registration number	<b>506</b>	Email	<b>info@kadis.com.cy</b>
License number	<b>62/E</b>	Legal name	<b>N/A</b>
Phone: +35722344842			

## Price change history

€1 550 000 on Feb 1, 2025  
€1 630 000 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 Verandah 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	29	18	139	10	-	50	179
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 Verandah 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	102	29	18	149	-	-	50	199
202	2	2	85	20	-	105	-	-	20	124
203	3	2	110	30	17	157	-	-	55	192
301	2	3	102	29	18	149	10	-	50	179
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	85	-	-	17	101
203	1	2	55	25	15	95	-	-	18	114
301	2	3	85	22	14	121	7	-	20	148
302	2	3	85	20	15	120	-	-	22	140

FOURTH FLOOR

A2

KATOWH 4ou OP000Y  
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 Verandah 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	58	330
402	2	4	85	20	-	105	-	55	20	180
403	3	4	120	30	17	167	-	74	55	306
BLOCK A2										
401	2	4	85	12	14	111	-	-	20	137
402	2	4	85	20	15	120	-	-	22	140

