

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

The project is located in a carefully selected, quiet and safe place in the prestigious tourist area of Limassol, 500 meters from the azure sandy beaches of Dasoudi Park and the best places to relax. In addition, restaurants, banks, pharmacies and several grocery stores with a good assortment are located within walking distance.



The owner will enjoy the extended hotel-type facilities of the gated complex, which include an outdoor pool, indoor heated pool, SPA, concierge, playroom, clubhouse, underground parking, large outdoor gardens, gym, playground, and covered parking.

1 bedroom

1 bathroom

2nd floor

65 m2 covered area

### Property Info

Covered Area	<b>65</b>
Floor Number	<b>2</b>
Total Number of Floors	<b>4</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking **Yes**

### Additional info

Reference Number	<b>235188</b>
Property type	<b>Apartment</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2023</b>
Bathrooms	<b>1</b>

### Amenities

- Elevator

### Location

**Location:** Potamos Germasogeias      Region: **Limassol**  
**Coordinates: 34.7005412 / 33.0896593**

## Price: €600 000 + VAT

VAT for this property is **€30,000** or **€114,000**. 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>~€20 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€9 231.00/m<sup>2</sup></b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPLACE Real Estate/ A.SP.Thinkrealty ltd</b>
Phone: <b>+35795129336, +35799409010</b>			

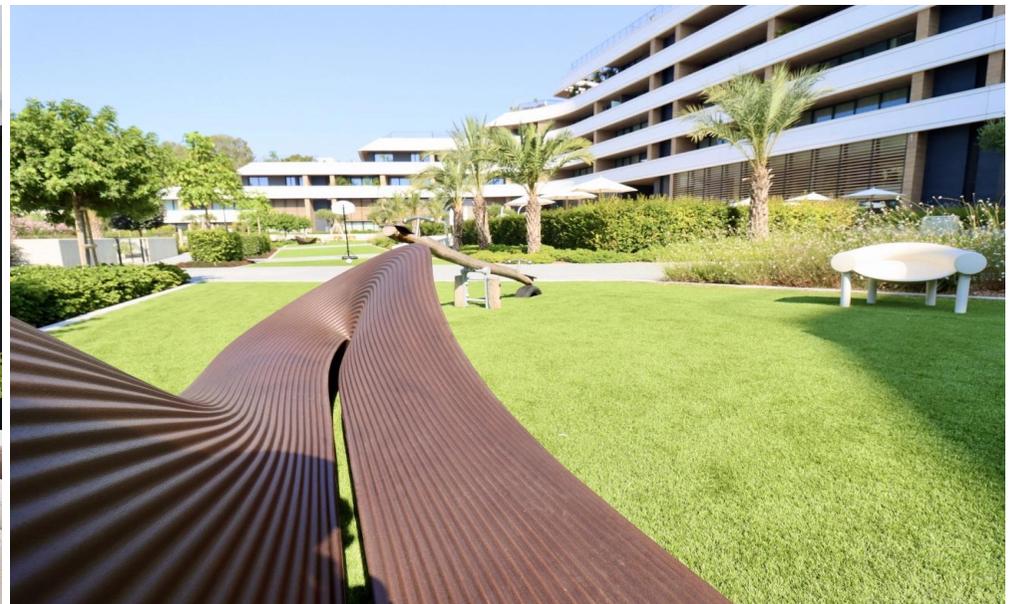
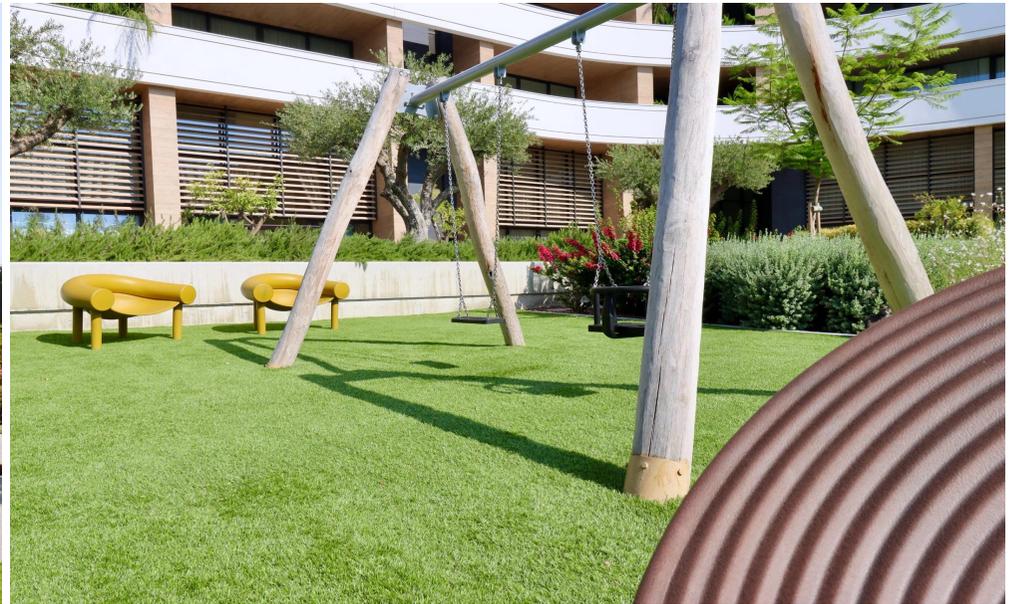
## Price change history

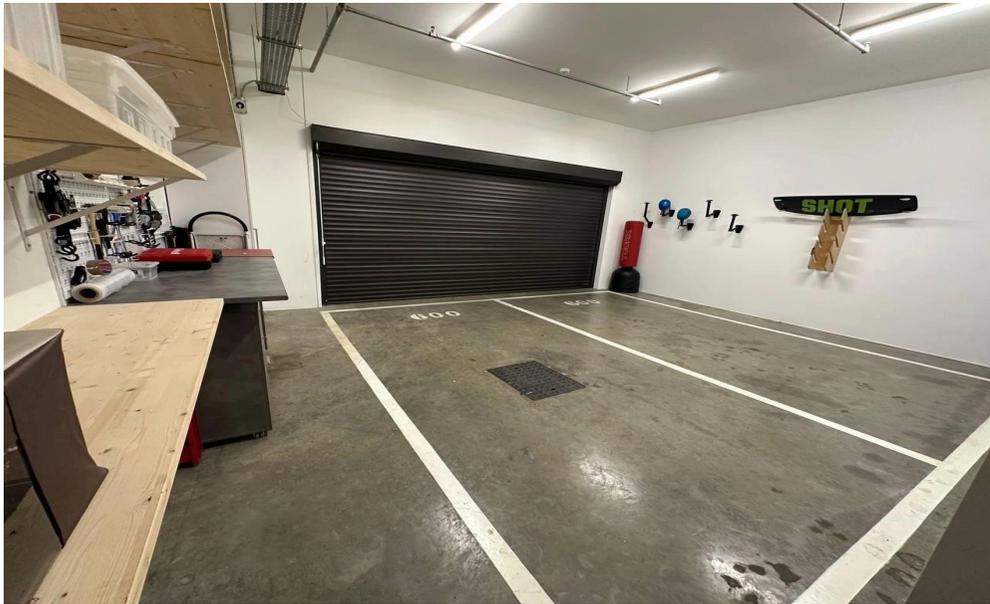
€500 000 on Feb 19, 2025

€600 000 on Jan 8, 2026













<b>1 BEDROOM</b>
<b>Apartments</b> 104, 204, 304
<b>Indoor area</b> 56.26m <sup>2</sup>
<b>Covered Veranda</b> 14.57m <sup>2</sup>
<b>Total area</b> from 94.74m <sup>2</sup> to 95.59m <sup>2</sup>

