

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

It is a unique complex located in the center of Limassol in a prestigious housing areas of the city, that is located within walking distance from Dassoudi (one of the best Limassol beaches), and 250m from the seaside road. It is a very special place in Limassol, where both eucalyptus and pine trees groves stretch for 1.5 km along the beach and create a rare and very healthy microclimate, an ideal place for leisure and sport activities.

Main specifications of the complex:

Secured fenced-in territory

Elaborately finished front entrance. Expensive marble, beautiful chandeliers and furniture.

24/7 video monitoring

14x7m swimming pool finished with mosaics

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#### Property Info

Covered Area	<b>175</b>
Covered Veranda	<b>22</b>
Uncovered Veranda	<b>59</b>
Floor Number	<b>3</b>
Energy Efficiency	<b>A</b>

#### Plot / Area Info

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

#### Additional info

Reference Number	<b>235242</b>
Property type	<b>Apartment</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2020</b>
Bathrooms	<b>3</b>

#### Amenities

- Elevator

#### Location

**Location:** Potamos Germasogeias Region: **Limassol**

## Price: €1 780 000 + VAT

VAT for this property is **€124,600** or **€338,200**. 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>~€67 800.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€10 171.00/m<sup>2</sup></b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
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## Price change history

€1 780 000 on Feb 21, 2025

