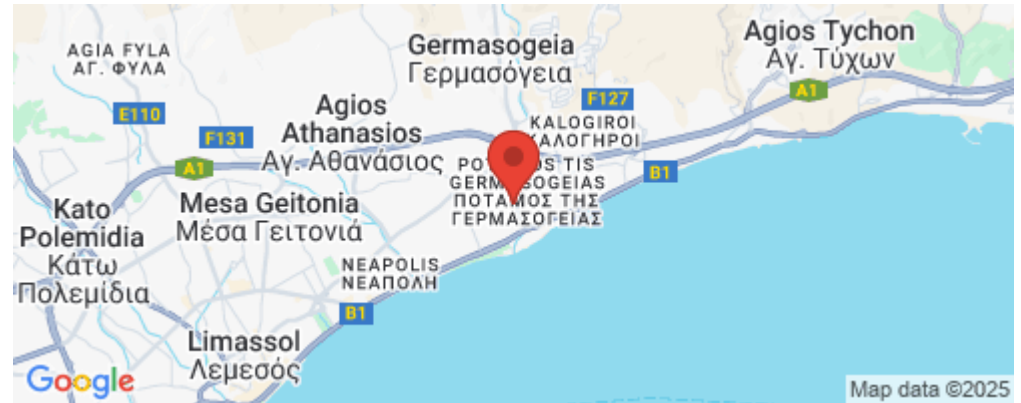


### 3 Bedroom Apartment for Sale in Potamos Germasogeias, Limassol District

This beautiful three bedroom apartment for sale is located in Potamos Germasogeias, Limassol within walking distance to the beach. It has easy access to the seafront road as well as to the highway.



It comes with all electrical appliances, a fireplace and a jacuzzi.

It has an internal covered area of 122m2 and a huge veranda of 86m2.

#### Property Info

Covered Area **122**  
 Energy Efficiency **N/A**  
 Air Conditioning **All rooms, Yes**

#### Plot / Area Info

Pool **Yes**  
 Parking **Covered, Yes**

#### Additional info

Reference Number **52027**  
 Property type **Apartment**  
 Condition **Pre-Owned**  
 Construction Year **2001-2010**  
 Bathrooms **2**

#### Amenities

- Storage room

#### Location

**Location:** Potamos Germasogeias      Region: **Limassol**  
 Coordinates: **34.6997318 / 33.0873408**

## Price: €535 000 + VAT

VAT for this property is **€26,750** or **€101,650**. 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>~€18 000.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 385.00/m<sup>2</sup></b>		

## Representative: NCH Real Estate

Registration number	<b>1146</b>	Email	<b>info@nchrealestate.com</b>
License number	<b>571/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35722424203, +35777770532</b>			

## Price change history

€535 000 on Mar 4, 2025







