

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

## 1-Bedroom Apartment

### Living & Dining

The apartment opens into a bright open-plan living and dining area, designed for both comfort and style. Large windows invite natural light, while sliding glass doors connect to a covered veranda, creating a seamless flow between indoor and outdoor living.

### Kitchen

The kitchen features Italian cabinetry, sleek finishes, and integrated appliances, providing a functional yet elegant space for everyday cooking.

### Bedroom

The bedroom is a private retreat with parquet flooring, built-in wardrobes, and direct access to natural light. The design emphasizes simplicity, comfort, and modern elegance.

### Bathroom

A sty...

### Property Info

|                        |           |
|------------------------|-----------|
| Covered Area           | <b>60</b> |
| Covered Veranda        | <b>10</b> |
| Floor Number           | <b>3</b>  |
| Total Number of Floors | <b>5</b>  |
| Energy Efficiency      | <b>A</b>  |

### Plot / Area Info

|         |                     |
|---------|---------------------|
| Pool    | <b>Common, Yes</b>  |
| Parking | <b>Covered, Yes</b> |

### Additional info

|                   |                  |
|-------------------|------------------|
| Reference Number  | <b>235572</b>    |
| Property type     | <b>Apartment</b> |
| Construction Year | <b>2026</b>      |
| Bathrooms         | <b>1</b>         |

### Amenities

- Parking

### Location

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

## Price: €420 000 + VAT

VAT for this property is **€21,000** or **€79,800**. 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>~€13 400.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€7 000.00/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>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b> |
| Phone: <b>+35795129336, +35799409010</b> |              |            |  |

## Price change history

€420 000 on Mar 4, 2025

