

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

This 1-bedroom apartment in Potamos Germasoya is located on the 2nd floor and is currently rented until 02.03.26, offering a solid ROI of 6.6%. An excellent investment opportunity in a desirable area of Limassol.

### Property Info

Covered Area	<b>65</b>
Covered Veranda	<b>9</b>
Floor Number	<b>2</b>
Energy Efficiency	<b>B</b>

### Plot / Area Info

Pool **Common, Yes**

### Additional info

Reference Number	<b>235695</b>
Property type	<b>Apartment</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>1</b>
View	<b>Sea view</b>

### Amenities

- Elevator

### Location

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

## Price: €265 000 + VAT

VAT for this property is **€13,250** or **€50,350**. 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>~€7 200.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 077.00/m²</b>		

## Representative: MySpace

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

## Price change history

€265 000 on Mar 8, 2025











