

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

This club-type project consisting of 14 apartments is located in the most popular area of Limassol – Potamos Germasogeia. This is a new modern complex designed for living off the coast, combines all the conditions for a Mediterranean lifestyle in an urban environment.



The residential complex combines style, space, infrastructure that meets all the wishes of a city dweller.

The planning solutions include single, double apartments with large balconies and three-bedroom apartments with spacious covered verandas. All apartments are finished with premium materials.

### Property Info

|                        |                                |
|------------------------|--------------------------------|
| Covered Area           | <b>178</b>                     |
| Covered Veranda        | <b>39</b>                      |
| Uncovered Veranda      | <b>13</b>                      |
| Floor Number           | <b>4</b>                       |
| Total Number of Floors | <b>4</b>                       |
| Heating                | <b>Underfloor Heating, Yes</b> |
| Air Conditioning       | <b>All rooms, Yes</b>          |

### Plot / Area Info

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

### Additional info

|                  |                           |
|------------------|---------------------------|
| Reference Number | <b>3114</b>               |
| Property type    | <b>Apartment</b>          |
| Condition        | <b>Under Construction</b> |
| Bathrooms        | <b>3</b>                  |

### Amenities

### Location

- Roof Garden

**Location:** Potamos Germasogeias

Region: **Limassol**

Coordinates: **34.701537517396 / 33.087467625424**

## Price: €1 155 000 + VAT

VAT for this property is **€83,186** or **€219,450**. 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>None</b>         | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€6 489.00/m²</b> |                 |             |

## Representative: RealDeal Estates

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>1311</b>  | Email      | <b>info@realdeal.cy</b>                          |
| License number                           | <b>347/E</b> | Legal name | <b>Esperia Estates (Limassol-Paphos) Limited</b> |
| Phone: <b>+35725255505, +35794001333</b> |              |            |  |

## Price change history

€1 155 000 on Apr 8, 2025

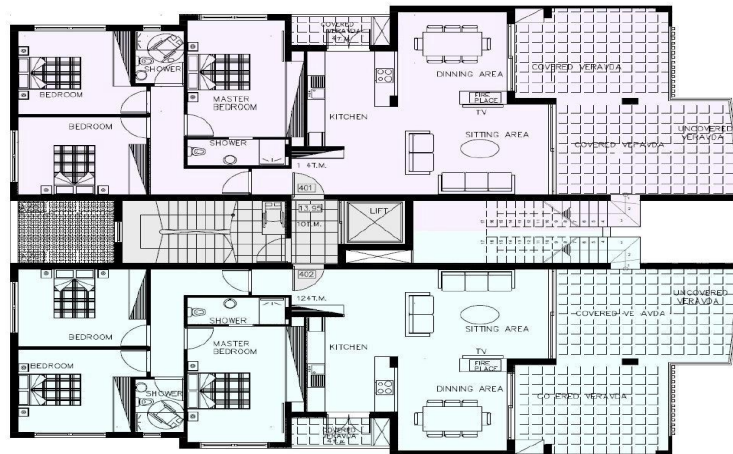








4 floor



5 floor

