

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

An exclusive collection of just three whole-floor apartments, each designed to offer refined comfort, timeless style, and the freedom of truly private living.

Tucked away in a serene residential setting, this boutique development balances urban convenience with the tranquility of a private estate.

Located in the heart of the prestigious tourist area of Limassol, only 700m from the well known Dasoudi beach, within walking distance to a wide range of amenities including fine cafes and restaurants, shops, banks, supermarkets etc, and 100m from the popular Kolonakiou avenue with easy access to high way.

Please call for more information.

| Property Info    |                                | Plot / Area Info |                     | Additional info  |                  |
|------------------|--------------------------------|------------------|---------------------|------------------|------------------|
| Covered Area     | <b>112</b>                     |                  |                     | Reference Number | <b>29259</b>     |
| Furnishing       | <b>Unfurnished</b>             |                  |                     | Property type    | <b>Apartment</b> |
| Heating          | <b>Underfloor Heating, Yes</b> | Parking          | <b>Covered, Yes</b> | Condition        | <b>Brand New</b> |
| Air Conditioning | <b>All rooms, Yes</b>          |                  |                     | Bathrooms        | <b>2</b>         |

| Amilities | Location   | Region          |
|-----------|--|-----------------|
| • Balcony | <b>Location:</b> Potamos Germasogeias<br>Coordinates: <b>34.692649 / 33.080357</b> | <b>Limassol</b> |

## Price: €600 000 + VAT

VAT for this property is **€30,000** or **€114,000**. 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<br>Price per SQM | <b>None</b><br><b>€5 357.00/m<sup>2</sup></b> | Common expenses | <b>None</b> |
|-----|-----------------|-------------------------------------|---|-----------------|-------------|

## Representative: FOX

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                                    | <b>488</b>   | Email      | <b>info@foxrealty.com.cy</b>               |
| License number   | <b>344/E</b> | Legal name | <b>FOX Smart Estate Agency Network Ltd</b> |
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## Price change history

€600 000 on Apr 16, 2025

