

# 860m² Building for Sale in Potamos Germasogeias, Limassol District

Modern Building in a Quiet Urban Neighborhood

Contemporary Coastal Living in the Heart of Limassol’s Tourist Area

This modern three-story building is ideally located in one of Limassol’s most sought-after neighborhoods—just 700 meters from the well-known Dasoudi Beach and 200 meters from Kolonakiou Avenue. Its central position offers immediate access to a variety of amenities, including cafes, restaurants, supermarkets, banks, and shops, all within walking distance. Quick connectivity to the highway adds to the convenience of everyday life.

## Design & Architecture

With clean lines, open-plan layouts, and expansive covered verandas, the building is desig...

Property Info		Plot / Area Info		Additional info	
Covered Area	860			Reference Number	233606
Floor Number	1			Property type	Building
Total Number of Floors	3	Parking	Yes	Condition	Under Construction
Energy Efficiency	A			Construction Year	2025
Air Conditioning	All rooms, Yes			Bathrooms	2
Amenities		Location			
		Location: Potamos Germasogeias Region: Limassol			

## Price: €3 600 000 + VAT

VAT for this property is **€596,093** or **€684,000**. 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	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 186.00/m²</b>		

## Representative: MySpace

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License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b>
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## Price change history

€3 600 000 on Jun 3, 2025



