

## 2082m<sup>2</sup> Commercial for Sale in Potamos Germasogeias, Limassol District

The property is located in a quiet cul de sac and although it is a step away from the busy and vibrant area of the city, at the same time provides its owners exquisite views of the beach front in tranquil surrounds. The building the latest in amenities, luxury and technological aspects. There will be a communal swimming pool with an adjacent, fully equipped gym on the ground floor. Additionally, the two penthouses will have a roof garden each, complete with private swimming pool. There are 23 parking spaces, out of which 18 are underground. Six of the 17 apartments will have double parking. The building will have a 24-hour concierge service. 1. The building will be equipped wit... X

**Property Info**

Covered Area **2082**  
Covered Veranda **605**  
Floor Number **1**  
Total Number of Floors **1**

**Plot / Area Info****Additional info**

Reference Number **Q31-BLD**  
Property type **Other Commercial**  
Condition **Pre-Owned**  
Bathrooms **1**

**Amenities****Location**

**Location:** Potamos Germasogeias      Region: **Limassol**  
**Coordinates:** **34.7031577 / 33.0956234**

## Price: €3 500 000 + VAT

VAT for this property is **€629,697** or **€665,000**. 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>~€136 600.00</b><br><b>€1 681.00/m<sup>2</sup></b> | Common expenses | <b>None</b> |
|-----|-----------------|-------------------------------------|---|-----------------|-------------|

## Representative: Cyprus Developers Alliance (CDA Group)

|  |                                |            |   |
|--|--------------------------------|------------|---|
| Registration number                      | <b>Registration number 591</b> | Email      | <b>sales@cyprus-alliance.com</b>              |
| License number                           | <b>License 118/E</b>           | Legal name | <b>Cyprus Developers Alliance (CDA Group)</b> |
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## Price change history

€3 500 000 on Aug 26, 2025



