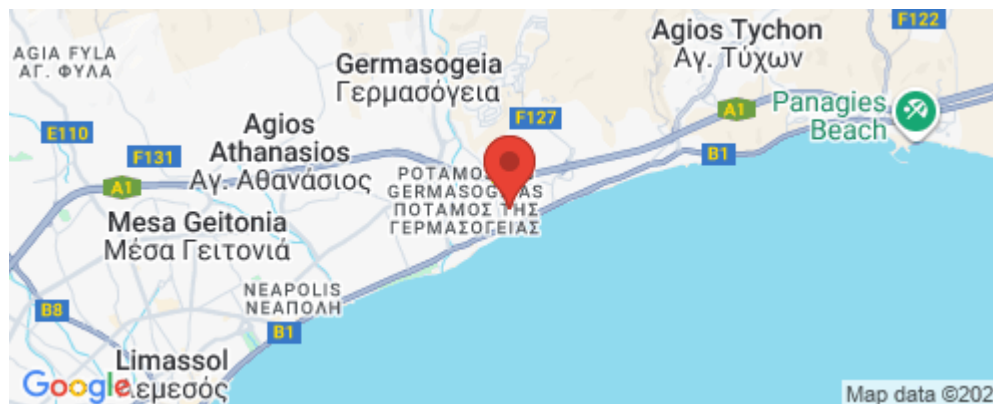


## 3 Bedroom Apartment for Sale in Limassol

This cozy and bright apartment is located in a quiet area of Potamos Germasogeias (Limassol), 200 meters from the sea. There is only one apartment on the floor and the beach is 3 minutes walk away. The apartment is on the 2nd floor, with 3 bedrooms, 3 bathrooms, furniture, electricity, air conditioning, storage room and parking, spacious covered balcony. Year of construction 2021. The title deed is available.



### Property Info

|                        |            |
|------------------------|------------|
| Covered Area           | <b>148</b> |
| Covered Veranda        | <b>47</b>  |
| Floor Number           | <b>1</b>   |
| Total Number of Floors | <b>1</b>   |

### Plot / Area Info

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>A0222-1</b>   |
| Property type    | <b>Apartment</b> |
| Condition        | <b>Pre-Owned</b> |
| Bathrooms        | <b>1</b>         |

### Amenities

### Location

**Location:** Limassol

Region: **Limassol**

Coordinates: **34.701943514395 / 33.099183352761**

**Price: €720 000 + VAT**

VAT for this property is **€36,000** or **€136,800**. 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>~€25 400.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€4 865.00/m<sup>2</sup></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> |
| Phone: <b>+35725314237, +35797977765</b> |                                |            |   |

**Price change history**

€720 000 on Aug 26, 2025





