


## 522m<sup>2</sup> Commercial for Sale in Potamos Germasogeias, Limassol District

The building is an ultra-modern 3 floor development with a contemporary design. Comprising of 4 spacious apartments, including the penthouse, it is set in Germasogeia area, in Limassol. This perfect location promises its residents safety and peace of mind of living in a quiet, residential area. The building comprises of 2 and 3 bedroom apartments with quality finishes, marble floors. Generous balconies allow the residents to enjoy the views. Each apartment has an allocated storage room and a parking space. The Project has EPC certificate with "A" Energy Efficiency Rating. 

### Property Info

### Plot / Area Info

Covered Area	<b>522</b>
Covered Veranda	<b>143</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>1</b>

### Additional info

Reference Number	<b>S835-ABLD</b>
Property type	<b>Other Commercial</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>1</b>

### Amenities

### Location

**Location:** Potamos Germasogeias Region: **Limassol**  
Coordinates: **34.70016 / 33.0765**

## Price: €3 500 000 + VAT

VAT for this property is **€524,195** 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	<b>~€136 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€6 705.00/m²</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







