

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

Spacious 3+1 Bedroom Apartment for Sale – Potamos Germasogeias, Limassol

This elegant 225 m<sup>2</sup> contemporary apartment is located on the 4th floor of a well-maintained building in Potamos Germasogeias, just across from Dasoudi Beach and Park. With only one other apartment on the same floor, it offers privacy, space, and an unbeatable location close to shops, schools, restaurants, and all amenities.

### Property Info

|                   |                       |
|-------------------|-----------------------|
| Covered Area      | <b>225</b>            |
| Floor Number      | <b>4</b>              |
| Energy Efficiency | <b>B</b>              |
| Air Conditioning  | <b>All rooms, Yes</b> |

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>240323</b>    |
| Property type    | <b>Apartment</b> |
| Condition        | <b>Pre-Owned</b> |
| Bathrooms        | <b>3</b>         |

### Amenities

- Parking

### Location

**Location:** Potamos Germasogeias Region: **Limassol**

## Price: €625 000 + VAT

VAT for this property is **€60,417** or **€118,750**. 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>~€21 600.00</b>  | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€2 778.00/m²</b> |                 |             |

## Representative: MySpace

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>229/E</b> | Email      | <b>myspace.cyprus@gmail.com</b>                  |
| License number                           | <b>1047</b>  | Legal name | <b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b> |
| Phone: <b>+35795129336, +35799409010</b> |              |            |  |

## Price change history

€625 000 on Oct 31, 2025





