

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

An exceptional investment opportunity in a boutique residential development in Limassol, this elegant one-bedroom apartment combines immediate rental income with strong long-term capital potential. Further enhancing its appeal, the asset is company-owned, with Title Deed in process and expected within approximately two years. Designed with sophistication and comfort in mind, the residence offers 53.89 sq.m. of internal living space, complemented by a 12.75 sq.m. covered veranda, bringing the total area to 83.76 sq.m. The thoughtfully planned layout includes one spacious bedroom, a stylish bathroom, and bright open interiors enhanced by impressive 3.15-meter high ceilings, underfloor heati...

### Property Info

Covered Area	<b>84</b>
Covered Veranda	<b>13</b>
Floor Number	<b>1</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking	<b>Covered, Yes</b>
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### Additional info

Reference Number	<b>244164</b>
Property type	<b>Apartment</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>1</b>

### Amenities

- Parking

### Location

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

## Price: €395 000 + VAT

VAT for this property is **€19,750** or **€75,050**. 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>~€12 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 702.00/m<sup>2</sup></b>		

## Representative: MySpace

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## Price change history

€395 000 on May 1, 2026



