



**EXCLUSIVE
PROPERTIES**

Exclusive Properties

107, V Georgiou A', Belmar Complex D, Apt.

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Building in Potamos Germasogeia (opposite Apollonia hotel) LIM06382

Potamos Germasogias, Germasogeia, Limassol, Cyprus

Beautiful well maintained building for sale in touristic area of Potamos Germasogia, within a 5 minute walk to the Royal Apollonia Hotel and beach.

The building (a residential house) consists of 3 apartments, but sold as one piece, has a title deed with 3 shares (all agreed to sell).

Spacious ground floor apartment:

Side entrance to covered parking for 3 cars, and further uncovered parking for another 3 cars

3 bedrooms each with balcony

1 guest WC, main bathroom, and shower room at basement level by the side entrance (convenient for keeping sand out after beach)

Spacious kitchen/diner with garden access

Spacious lounge/dining room with glass doors opening onto veranda

Separate lounge with glass doors opening onto veranda

Large entrance/lobby that can be utilised as an extra room

Outside space at back and sides with large veranda at the front

2 spacious apartments at 1st floor level:

Separate entrance

2 bedrooms each with access to balcony

Good sized kitchen with balcony

1 bathroom (one of the flats also has a guest WC and a very wide front balcony).

Constructed in 1985

Very good condition, well looked after and maintained

Quiet residential and established neighbourhood

Excellent investment opportunity

Central location ideal for mixed use of residential and/or business or allocation of company staff

Potential to increase square footage by adding another floor

Potential plot for construction of new apartment building or offices

Please, bear in mind that its current zone is KΓ7β

Should you have any questions or inquiries - please, contact our Land Department.

Selling price been reduced from 1.400.000 to 1.295.000.

Building Details

Bedrooms: 8 | Bathrooms: 6 | Distance to Sea: < 0.5km | Uncovered Veranda (sq.m): 20 sq.m |
Total area (sq.m): 400 sq.m | V.A.T: Not Applied | Plot Area (sq.m): 527

Covered Parking | Gated Entrance | Air Condition | Balcony | Shutters (manual)

Price

Sale price:
1295000€

Attributes

General

V.A.T: Not Applied | Condition: Resale |
Delivery Status: Completed | Bedrooms: 8 | Bathrooms: 6
| Floors: 2 | Plot Area (sq.m): 527 |
Total area (sq.m): 400 sq.m |
Uncovered Veranda (sq.m): 20 sq.m |
Distance to Sea: < 0.5km | Year Build: 1981 |
Title Deeds: Yes | Upper Area: 200 | Lower Area: 200 |
Coverage: 45% | Building Density: 80% |
Property Zone: Residential | Water: Yes | Road Access: Yes
| Passage Access: Yes

Features

Exterior

Detached | Covered Parking | Gated Entrance | Irrigation System

Interior

Air Condition | Balcony | Basement | Guest Room | Guest Wc | Separate Kitchen | Solar Panels For Hot Water |

Shutters (manual)

Views

City View | Garden View | Road Access

Images















