

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

A well-appointed 2 bedroom front line apartment in Potamos Germasogeia walking distance to all amenities.100m<sup>2</sup> internal covered area and 12m<sup>2</sup> veranda, clear title deed.The apartment is on an exclusive complex with private security entrance, communal swimming pool and on the best Limassol beach. Entrance, comfortable sitting/dining/tv area, covered balcony off the sitting area with canopy offering sea views.The kitchen is separate with breakfast/diner, main bathroom with bath, master bedroom en suite again with bath, second bedroom with balcony access and sea views.Double glazed windows, shutters, VRV built in units, covered parking, ground level locker room.

| Property Info          |                  | Plot / Area Info                              |            | Additional info         |                  |
|------------------------|------------------|---|------------|-------------------------|------------------|
| Covered Area           | <b>100</b>       |   |            | Reference Number        | <b>A-69482</b>   |
| Total Number of Floors | <b>1</b>         | Pool  | <b>Yes</b> | Property type           | <b>Apartment</b> |
| Furnishing             | <b>Furnished</b> |   |            | Condition               | <b>Pre-Owned</b> |
|                        |                  |   |            | Bathrooms               | <b>2</b>         |
| Amenities              |                  | Location                                      |            |                         |                  |
| • Guest WC             |                  | <b>Location:</b> Potamos Germasogeias         |            | Region: <b>Limassol</b> |                  |
|                        |                  | Coordinates: <b>34.70203587 / 33.08680773</b> |            |                         |                  |

## Price: €695 000 + VAT

VAT for this property is **€34,750** or **€132,050**. 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<br>Price per SQM | <b>~€24 400.00</b><br><b>€6 950.00/m<sup>2</sup></b> | Common expenses | <b>None</b> |
|-----|-----------------|-------------------------------------|--|-----------------|-------------|

## Representative: FOX

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                                    | <b>488</b>   | Email      | <b>info@foxrealty.com.cy</b>               |
| License number   | <b>344/E</b> | Legal name | <b>FOX Smart Estate Agency Network Ltd</b> |
| Phone: <b>+35726940150, +35725267777, +35725760781</b> |              |            |  |

## Price change history

€695 000 on Sep 4, 2023









