

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

Luxury 2 bedroom apartment includes A-grade energy saving certifications, under floor heating for absolute comfort , double glazed windows, electric shutters, covered parking and high-end finishes throughout. Residents will also enjoy absolute privacy with a gated entrance as well as family friendly features such as the extravagant communal swimming pool and gated children's playground.



### Property Info

Covered Area	<b>117</b>
Covered Veranda	<b>34</b>
Floor Number	<b>1</b>
Furnishing	<b>Furnished</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Pool	<b>Common, Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>6543</b>
Property type	<b>Apartment</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2021</b>
Bathrooms	<b>2</b>
View	<b>Mountains view</b>

### Amenities

- Parking

### Location

**Location:** Potamos Germasogeias  
**Coordinates:** **34.706000562293 / 33.101023080358**

Region: **Limassol**

## Price: €570 000 + VAT

VAT for this property is **€28,500** or **€108,300**. 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>~€19 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 872.00/m²</b>		

## Representative: MySpace

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## Price change history

€570 000 on Jan 17, 2024





