

## 2 Bedroom Apartment for Sale in Germasogeia, Limassol District

Available 2 bedroom apartment in Potamos Germasogeias in Limassol. The building offers a definitive contemporary setting for the sophisticated modern lifestyle and the need to balance work and home, pleasure and leisure, activity and tranquility. The apartment consists from a living/dining area, a guest WC, an open plan kitchen and two bedrooms sharing a family bathroom. For each apartment, space heating uses water under floor heating to provide superior all around comfort and minimize energy running costs. All apartments are fitted with VRV Air Conditioning and discreet ducting, buried within the walls/ceilings. All the apartments are fitted with panelled security doors, Video Int...



### Property Info

Covered Area	<b>85</b>
Covered Veranda	<b>14</b>
Total Number of Floors	<b>4</b>
Furnishing	<b>Unfurnished</b>
Heating	<b>Central Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number	<b>A-95369</b>
Property type	<b>Apartment</b>
Condition	<b>Brand New</b>
Bathrooms	<b>1</b>

### Amenities

- Guest WC

### Location

**Location:** Germasogeia      Region: **Limassol**  
 Coordinates: **34.7227518 / 33.0845277**

## Price: €800 000 + VAT

VAT for this property is **€40,000** or **€152,000**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€9 412.00/m<sup>2</sup></b>		

## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
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## Price change history

€700 000 on Sep 4, 2023  
 €800 000 on Jan 13, 2024

