

## for Sale in Germasogeia, Limassol District

Available 3 bedroom duplex 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 the master bedroom en suite on the first floor. On the second floor are the other two bedrooms en suite. 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/ce...



### Property Info

Covered Area **231**  
 Covered Veranda **12**  
 Uncovered Veranda **12**  
 Total Number of Floors **4**  
 Furnishing **Unfurnished**  
 Heating **Central Heating, Yes**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **A-95375**  
 Property type  
 Condition **Brand New**  
 Bathrooms **3**

### Amenities

- Guest WC

### Location

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

## Price: €1 705 000 + VAT

VAT for this property is **€168,950** or **€323,950**. 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>€7 381.00/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

€1 400 000 on Sep 4, 2023  
 €1 615 000 on Jan 13, 2024  
 €1 705 000 on Nov 18, 2025

