

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

At the heart of Limassol`s tourist area is a striking new project with impressive design details, just 400 metres from the sea. Created to offer an affluent island lifestyle to all residents through a carefully laid out complex which is close to all necessary amenities, it includes 3 apartment blocks and 4 semi-detached houses. The 2 bedroom house includes under floor heating and double glazed windows for maximum comfort throughout the year as well as provisional electric shutters, solar system for hot water, ample parking as well as access to the children`s playground and communal swimming pool. FEATURES:

2 beds | Plot size 149 SQM, Guest WC, Open plan Italian kitchen & din...

### Property Info

Covered Area	<b>121</b>
Covered Veranda	<b>25</b>
Uncovered Veranda	<b>25</b>
Furnishing	<b>Unfurnished</b>
Heating	<b>Central Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>149</b>
Parking	<b>Uncovered, Yes</b>

### Additional info

Reference Number	<b>H-121512</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>1</b>

### Amenities

- Guest WC

### Location

**Location:** Potamos Germasogeias      Region: **Limassol**  
 Coordinates: **34.70203587 / 33.08680773**

## Price: €690 000 + VAT

VAT for this property is **€34,500** or **€131,100**. 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>~€24 200.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 702.00/m<sup>2</sup></b>		

## Representative: FOX

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## Price change history

€690 000 on Sep 4, 2023

