

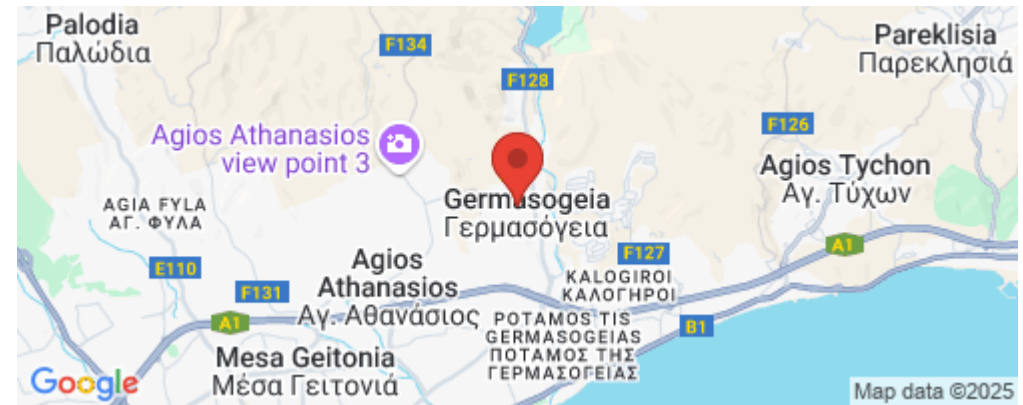
## 3 Bedroom Apartment for Sale in Germasogeia, Limassol District

Phaethon Residences is a block of 8 high quality residential apartments, situated in the quiet and privileged area of Germasogeia village. It has a very easy access to the driveway just a 5 minute drive from the roundabout of Agios Athanasios and Germasogeia. The area is accessible to all the necessary amenities including supermarkets, public and private schools, pharmacies, hospital, etc.

Delivery Time: September 2025

Property Specifications:

- European laminate parquet in the kitchen/living area and bedrooms.
- High quality European ceramic floor tiles in bathroom and balconies.
- High quality European sanitary ware.



## Price: €650 000 + VAT

VAT for this property is **€37,108** or **€123,500**. 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>€4 114.00/m<sup>2</sup></b> |                 |             |

## Representative: Terre Sun Properties

|                              |            |            |                             |
|------------------------------|------------|------------|-----------------------------|
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## Price change history

€650 000 on Sep 10, 2024



