

## 2 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. Thermal double glazing alu...



Property Info		Plot / Area Info		Additional info	
Covered Area	98			Reference Number	<b>Phaeton 2 Bed. SOUTH-EAST "202"</b>
Covered Veranda	18			Property type	<b>Apartment</b>
Floor Number	2			Condition	<b>Under Construction</b>
Total Number of Floors	3	Pool	<b>No</b>	Construction Year	<b>2025</b>
Floor Type	<b>Ceramic, Laminate</b>	Parking	<b>Covered, Yes</b>	Complex	<b>Phaethon Residences</b>
Energy Efficiency	<b>A+</b>			Developer	<b>Terre Sun Properties</b>
Heating	<b>Central Heating, Radiators, Yes</b>				
Air Conditioning	<b>Yes</b>				
Amenities	Location				

- Air Conditioning
- Balcony
- Bike Parking
- Elevator
- Guest WC
- Heating
- Parking
- Storage room

**Location:** Germasogeia

Region: **Limassol**

Coordinates: **34.72141 / 33.08198**

## Price: €310 000 + VAT

VAT for this property is **€15,500** or **€58,900**. 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>€3 163.00/m<sup>2</sup></b>		

## Representative: Terre Sun Properties

Registration number	<b>N/A</b>	Email	<b>info@terresun.com</b>
License number	<b>N/A</b>	Legal name	<b>Terre Sun Properties</b>
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## Price change history

€310 000 on Mar 14, 2024  
€255 000 on Mar 14, 2024  
€365 000 on Mar 14, 2024  
€310 000 on Sep 10, 2024



