

## 2 Bedroom Apartment for Sale in Limassol District

Perfectly located in Germasoyia area in Limassol Cyprus in a very quiet residential area just a walk away from the supermarkets banks restaurants and various amenities and a blue flagged beach. The flat in on the 1st floor last floor in a small complex. FEATURES 1st floor Indoor area 75sqm Covered veranda 14sqm Uncovered veranda 3sqm Storage room 12sqm Roof Garden with BBQ 75sqm One Parking space Built in 2013 Underfloor heating A C Fully furnished Fireplace NO elevator TITLE DEED.

### Property Info

Covered Area	<b>75</b>
Total Number of Floors	<b>2</b>
Energy Efficiency	<b>B</b>

### Plot / Area Info

### Additional info

Reference Number	<b>VL36051</b>
Property type	<b>Apartment</b>
Bathrooms	<b>2</b>

### Amenities

- Balcony

### Location

Region: **Limassol**

## Price: €410 000 + VAT

VAT for this property is **€20,500** or **€77,900**. 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>~€13 000.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 467.00/m²</b>		

## Representative: Nicolaou Estates

Registration number	<b>693</b>	Email	<b>pnicolaou@nicolaouestates.com</b>
License number	<b>365/E</b>	Legal name	<b>Nicolaou Estates LTD</b>
Phone:			

## Price change history

€410 000 on Apr 20, 2024



