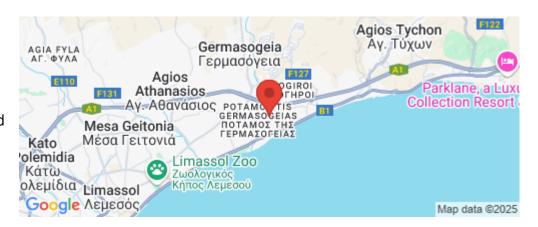


## 3 Bedroom House for Sale in Germasogeia - Tourist Area, Limassol District

Reference ID: #SA34315Price details: €770,000New modern 3 bedroom townhouse in Potamos Germasoya, just 600m form the sea, peaceful atmosphere of the quiet street in the neighborhood, with no tall buildings nearby is successfullycombined with the closeness to the city's entire infrastructure – shops, pharmacies, restaurants and cafes, which provides excellent conditions for recreation, and for comfortable family living.Gated complex consists of seven 3 bedroom maisonettes with hi-end finishing, installed VRV airconditioning system and underfloor heating.First floor feautures open-plan living and dining area with a kitchen and a guest toilet. Second flor accomodates 2 bedrooms...



Property Info		Plot / Area l	Info	Additional info	
Covered Area	157			Deference Number	CA2421E
Covered Veranda	20			Reference Number	SA34315
Total Number of Floors	2	Pool	Yes	Property type	House
				Condition	<b>Pre-Owned</b>
Furnishing	Furnished	Parking	Covered, Yes	Construction Year	2020
Energy Efficiency	N/A				
Air Conditioning	All rooms. Yes			Bathrooms	3

## Amenities Location

• Storage room

Location: Germasogeia - Tourist Area
Region: Limassol

Coordinates: 34.702584695002 / 33.093621712352



**Price: €770 000 + VAT** 

VAT for this property is €43,306 or €146,300. 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	Excluded	Title transfer fee	~€27 400.00		Nama
		Price per SOM	€4 904.00/m <sup>2</sup>	Common expenses	None

## **Representative: Smart Assets**

Registration number	1109	Email	info@smartassets.com.cy
License number	317/E	Legal name	N/A

Phone: **+35777000111** 

## **Price change history**

€770 000 on May 25, 2024



