

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

Reference ID: #SA34315 Price details: €770,000 New modern 3 bedroom townhouse in Potamos Germasoya, just 600m from the sea, peaceful atmosphere of the quiet street in the neighborhood, with no tall buildings nearby is successfully combined 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 features open-plan living and dining area with a kitchen and a guest toilet. Second floor accommodates 2 bedrooms...



### Property Info

### Plot / Area Info

### Additional info

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

### 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 | <b>Excluded</b> | Title transfer fee | <b>~€27 400.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€4 904.00/m<sup>2</sup></b> |                 |             |

## Representative: Smart Assets

|                     |              |            |                                |
|---------------------|--------------|------------|--------------------------------|
| Registration number | <b>1109</b>  | Email      | <b>info@smartassets.com.cy</b> |
| License number      | <b>317/E</b> | Legal name | <b>N/A</b>                     |
| Phone: +35777000111 |              |            |                                |

## Price change history

€770 000 on May 25, 2024





