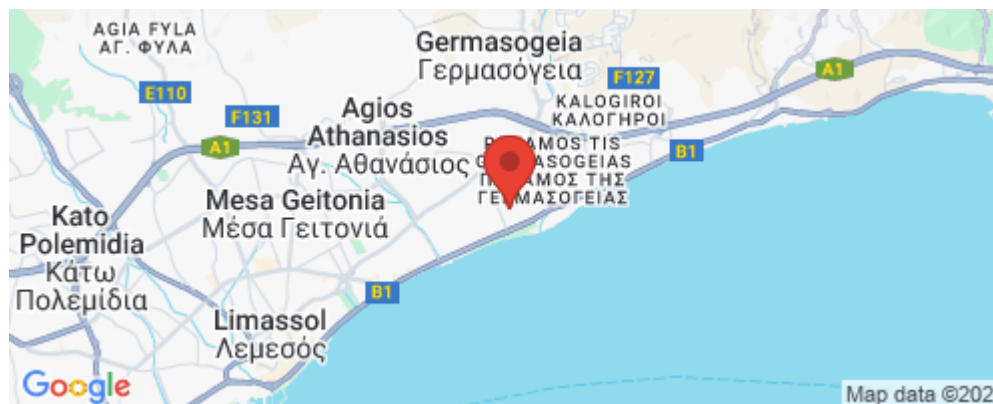


## 2 Bedroom Apartment for Sale in Potamos Germasogeias, Limassol District

Spacious and beautifully renovated 2-bedroom apartment located near Papas, on the 2nd floor of a building constructed in 1992. This fully furnished home boasts brand new windows, ensuring plenty of natural light and energy efficiency. Enjoy the convenience of two dedicated parking spaces. No VAT applies.



### Property Info

Covered Area **105**  
Covered Veranda **15**  
Floor Number **2**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

### Additional info

Reference Number **231253**  
Property type **Apartment**  
Condition **Pre-Owned**  
Construction Year **1991-2000**  
Bathrooms **1**

### Amenities

- Elevator

### Location

**Location:** Potamos Germasogeias  
**Coordinates:** **34.696233267855 / 33.082070538663**

Region: **Limassol**

## Price: €350 000 + VAT

VAT for this property is **€17,500** or **€66,500**. 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>~€10 600.00</b>  | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€3 333.00/m²</b> |                 |             |

## Representative: MySpace

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>229/E</b> | Email      | <b>myspace.cyprus@gmail.com</b>                  |
| License number                           | <b>1047</b>  | Legal name | <b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b> |
| Phone: <b>+35795129336, +35799409010</b> |              |            |  |

## Price change history

€350 000 on Sep 10, 2024

