

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

For sale is a modern 2-bedroom, 2-bathroom apartment located in the sought-after area of Potamos Germasogeias. Situated on the second floor of a three-story building, this stylish residence features a generous internal space of 80.3 m<sup>2</sup> and is accessible by an elevator. Built in 2022, the apartment boasts energy efficiency rating A, ensuring low utility costs. ☒

The living space is partially furnished and includes comforting underfloor heating to keep you warm during the cooler months. Residents can enjoy a private swimming pool, perfect for relaxation and leisure.

Potamos Germasogeias is known for its vibrant atmosphere and convenient location. It's just a short drive to...

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>80.3</b>			Reference Number	<b>27714</b>
Furnishing	<b>Partially furnished</b>	Pool	<b>Yes</b>	Property type	<b>Apartment</b>
Heating	<b>Underfloor Heating, Yes</b>	Parking	<b>Covered, Yes</b>	Condition	<b>Pre-Owned</b>
Air Conditioning	<b>All rooms, Yes</b>			Bathrooms	<b>2</b>

Amilities	Location	Region
• Balcony	<b>Location:</b> Potamos Germasogeias Coordinates: <b>34.700225 / 33.084792</b>	<b>Limassol</b>

## Price: €650 000 + VAT

VAT for this property is **€32,500** or **€123,500**. 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 Price per SQM	<b>~€22 600.00</b> <b>€8 125.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
License number	<b>344/E</b>	Legal name	<b>FOX Smart Estate Agency Network Ltd</b>
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## Price change history

€650 000 on Dec 24, 2024









