

## 2 Bedroom Apartment for Sale in Germasogeia, Limassol District

Two bedroom apartment for sale in Germasogeia, Limassol, Cyprus. It has 87m2 of internal area plus 26m2 of covered veranda and 6m2 uncovered. It can be combined with the apartment next to it.



This apartment is fully equipped with electrical appliances and furniture, full electric heating, VRV system for A/C, high pressure water booster. It also has, CCTV system, covered parking, private storage room communal swimming pool, garden, play area, pool showers and changing room.

It is located in quiet and calm neighborhood and close to all amenities.

### Property Info

Covered Area	<b>87</b>
Floor Number	
Furnishing	<b>Furnished</b>
Energy Efficiency	<b>B+</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>43900</b>
Property type	<b>Apartment</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2022</b>
Bathrooms	<b>2</b>

### Amenities

- Storage room

### Location

**Location:** Germasogeia  
**Coordinates:** **34.717104392636 / 33.086533030711**

Region: **Limassol**

## Price: €460 000 + VAT

VAT for this property is **€23,000** or **€87,400**. 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>~€15 000.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 287.00/m<sup>2</sup></b>		

## Representative: NCH Real Estate

Registration number	<b>1146</b>	Email	<b>info@nchrealestate.com</b>
License number	<b>571/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35722424203, +35777770532</b>			

## Price change history

€560 000 on Sep 21, 2023

€460 000 on Apr 12, 2024





