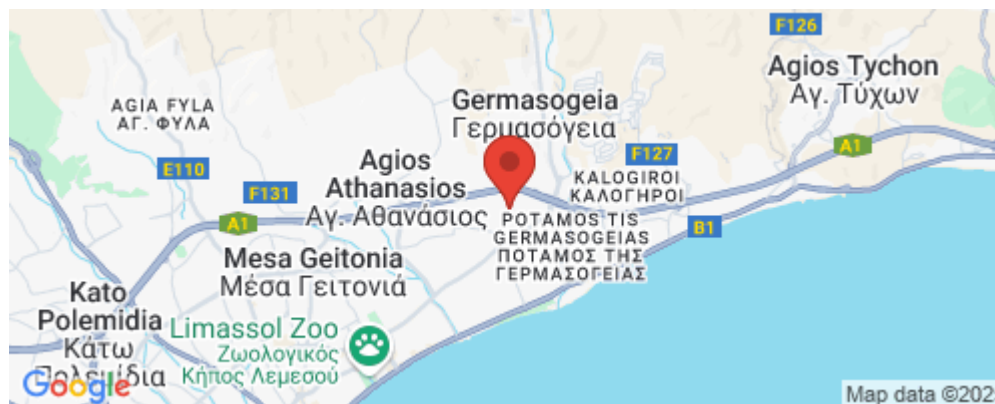


## 2 Bedroom Apartment for Sale in Germasogeia, Limassol District

Two bedroom apartment for Sale Columbia area – Limassol, Cyprus.



This property is located in the first floor of a 4 storey building.

It consists of an open plan Kitchen/dining/living area, two spacious bedrooms, one main bathroom and an en-suite bathroom.

It has an indoor covered area of 85sqm and 25sqm Covered veranda.

The property has a/c provisions, an allocated parking place and a storage unit.

Price: €435.000 plus V.A.T

### Property Info

Covered Area **85**  
 Floor Number  
 Energy Efficiency **A**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **44203**  
 Property type **Apartment**  
 Condition **Under Construction**  
 Construction Year **2023**  
 Bathrooms **2**

### Amenities

### Location



- Elevator

**Location:** Germasogeia

Region: **Limassol**

Coordinates: **34.706862759817 / 33.079131279279**

[www.index.cy](http://www.index.cy) - All Cyprus Real Estate

## Price: €465 000 + VAT

VAT for this property is **€23,250** or **€88,350**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 471.00/m²</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

€435 000 on Sep 21, 2023  
 €450 000 on Mar 5, 2024  
 €455 000 on Jun 7, 2024  
 €465 000 on Dec 10, 2024

