

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

A modern residential building consisting of only 2 apartments, located in the tourist area of Potamos Germasogeia, within walking distance to the park of Dasoudi.

### BUILDING DETAILS

2 units | 4 parking spaces | Storage room | Lift

### APARTMENTS DETAILS:

- 2bed apartment on the 1st floor
- Master bedroom with shower room
- Family bathroom
- Laundry space
- Spacious open plan kitchen
- Dinning/living room
- Cozy and spacious verandas

### Features:

- Covered parking and storage spaces for each apartment
- Kitchen and wardrobe furniture
- Provision for air conditioners
- Underfloor heating

...

### Property Info

|                   |                       |
|-------------------|-----------------------|
| Covered Area      | <b>85</b>             |
| Floor Number      | <b>1</b>              |
| Energy Efficiency | <b>A</b>              |
| Air Conditioning  | <b>All rooms, Yes</b> |

### Plot / Area Info

Parking **Yes**

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>234906</b>    |
| Property type    | <b>Apartment</b> |
| Condition        | <b>Brand New</b> |
| Bathrooms        | <b>2</b>         |

### Amenities

### Location

**Location:** Potamos Germasogeias Region: **Limassol**

## Price: €550 000 + VAT

VAT for this property is **€27,500** or **€104,500**. 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>None</b>         | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€6 471.00/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

€550 000 on Feb 14, 2025

