

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

- 2 bedrooms
- 2 W/C
- Internal Area 98.47m<sup>2</sup>
- Covered Verandas 25.64m<sup>2</sup>
- 2 Covered Parking Spaces
- Storage
- Underfloor Heating
- Photovoltaic Panels
- Energy Efficiency "A"



| Property Info    |                                | Plot / Area Info   |                     | Additional info  |                         |
|------------------|--------------------------------|--|---------------------|------------------|-------------------------|
| Covered Area     | <b>98</b>                      |  |                     | Reference Number | <b>10390</b>            |
| Heating          | <b>Underfloor Heating, Yes</b> |  |                     | Property type    | <b>Apartment</b>        |
| Air Conditioning | <b>All rooms, Yes</b>          | Parking  | <b>Covered, Yes</b> | Condition        | <b>Brand New</b>        |
|                  |                                |  |                     |                  | Bathrooms <b>2</b>      |
| Amenities        |                                | Location   |                     |                  |                         |
| • Elevator       |                                | <b>Location:</b> Potamos Germasogeias<br>Coordinates: <b>34.700638272069 / 33.086158654239</b> |                     |                  |                         |
|                  |                                |  |                     |                  | Region: <b>Limassol</b> |

## 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<br>Price per SQM | <b>None</b><br><b>€5 612.00/m<sup>2</sup></b> | Common expenses | <b>None</b> |
|-----|-----------------|-------------------------------------|---|-----------------|-------------|

## Representative: Kadis Estates

|                            |             |            |                          |
|----------------------------|-------------|------------|--------------------------|
| Registration number        | <b>506</b>  | Email      | <b>info@kadis.com.cy</b> |
| License number             | <b>62/E</b> | Legal name | <b>N/A</b>               |
| Phone: <b>+35722344842</b> |             |            |                          |

## Price change history

€550 000 on Feb 15, 2025



