

## 2 Bedroom Apartment for Sale in Germasogeia - Tourist Area, Limassol District

Reference ID: #SA32187 Price details: €650,000 +VAT Project is a four floor building consisting of eight apartments: four 3- bedroom and four 2- bedroom apartment. Each floor has two apartments, one 3 and one 2-bedroom. Our fabulous project is located at a very quiet area in one of the most desirable and exclusive district Geramsoyia. It is close to all amenities such as supermarkets, restaurants, pharmacies, cinemas and even more only 12 minutes walking from the sea. The project itself features a collection of apartments with breath taking panoramic and spacious areas. It is constructed with the highest quality materials and it encompasses modern interiors with the highest quality finishes a...

| Property Info          |                                | Plot / Area Info |                     | Additional info   |                  |
|------------------------|--------------------------------|------------------|---------------------|-------------------|------------------|
| Covered Area           | <b>103</b>                     |                  |                     | Reference Number  | <b>SA32187</b>   |
| Covered Veranda        | <b>19.28</b>                   |                  |                     | Property type     | <b>Apartment</b> |
| Uncovered Veranda      | <b>10.21</b>                   |                  |                     | Condition         | <b>Brand New</b> |
| Floor Number           | <b>4</b>                       | Pool             | <b>Yes</b>          | Construction Year | <b>2023</b>      |
| Total Number of Floors | <b>4</b>                       | Parking          | <b>Covered, Yes</b> | Bathrooms         | <b>2</b>         |
| Furnishing             | <b>Furnished</b>               |                  |                     |                   |                  |
| Energy Efficiency      | <b>N/A</b>                     |                  |                     |                   |                  |
| Heating                | <b>Underfloor Heating, Yes</b> |                  |                     |                   |                  |
| Air Conditioning       | <b>All rooms, Yes</b>          |                  |                     |                   |                  |

### Amenities

- Storage room

### Location

**Location:** Germasogeia - Tourist Area

Region: **Limassol**

Coordinates: **34.702584159887 / 33.089986681766**

## 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 | <b>None</b>                    | Common expenses | <b>None</b> |
| Title deed | <b>Has Title</b> | Price per SQM      | <b>€6 311.00/m<sup>2</sup></b> |                 |             |

## Representative: Smart Assets

|                            |              |            |                                |
|----------------------------|--------------|------------|--------------------------------|
| Registration number        | <b>1109</b>  | Email      | <b>info@smartassets.com.cy</b> |
| License number             | <b>317/E</b> | Legal name | <b>N/A</b>                     |
| Phone: <b>+35777000111</b> |              |            |                                |

## Price change history

€650 000 on Oct 19, 2023





