

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

Reference ID: #SA25937 Price details: €495,000 Apartment for sale, located In the heart of the Tourist area, 50 m from the sea – near METRO and LIDL supermarkets. Walking distance to all necessary amenities – restaurants, 24hr bakery, luxury and souvenir shops, bars, cinema, luna-park, pharmacy, hairdressing saloon, bus stop. Very easy access to the motorway. Complex facilities: Security remote control entrance, gated secured spacious complex 2 swimming pools (for adults and for children) with outdoor toilets and showers and BBQ facilities Landscape design (garden, grass and trees) Apartment description: 2 bedrooms with installed cupboards 2 bathrooms (1 bathroom and 1 shower room) Spac...



### Property Info

|                   |                       |
|-------------------|-----------------------|
| Covered Area      | <b>139</b>            |
| Covered Veranda   | <b>20</b>             |
| Furnishing        | <b>Furnished</b>      |
| Energy Efficiency | <b>N/A</b>            |
| Air Conditioning  | <b>All rooms, Yes</b> |

### Plot / Area Info

|         |            |
|---------|------------|
| Pool    | <b>Yes</b> |
| Parking | <b>No</b>  |

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>SA25937</b>   |
| Property type    | <b>Apartment</b> |
| Condition        | <b>Pre-Owned</b> |
| Bathrooms        | <b>2</b>         |

### Amenities

- Storage room

### Location

**Location:** Germasogeia - Tourist Area

Region: **Limassol**

Coordinates: **34.70328909912 / 33.105390175226**

## Price: €495 000 + VAT

VAT for this property is **€24,750** or **€94,050**. 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>~€16 400.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€3 561.00/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: +35777000111 |              |            |                                |

## Price change history

€445 000 on Oct 19, 2023

€495 000 on Oct 20, 2023





