

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

Reference ID: #16649 Price details: €615,000 +VAT Building is located at one of the most prestigious and upcoming areas of Limassol only 200m from the beach. It has the entire necessary infrastructure for permanent residence: Dasoudi park and beach, supermarkets, banks, public transportation. Stylish and modern architectural design, comfortable plans and expensive finishes will set a new standard for urban living and will impress the most demanding buyer. Complex consist of only six luxury apartments with underground parking for six cars and storage rooms for each apartment. Quiet surroundings and proximity to all city amenities provide ideal conditions for happy family living and holid...

### Property Info

### Plot / Area Info

### Additional info

|                   |                                |
|-------------------|--------------------------------|
| Covered Area      | <b>82</b>                      |
| Covered Veranda   | <b>N/A</b>                     |
| Uncovered Veranda | <b>N/A</b>                     |
| Furnishing        | <b>Unfurnished</b>             |
| Energy Efficiency | <b>N/A</b>                     |
| Heating           | <b>Underfloor Heating, Yes</b> |
| Air Conditioning  | <b>All rooms, Yes</b>          |

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

|                  |                  |
|------------------|------------------|
| Reference Number | <b>16649</b>     |
| Property type    | <b>Apartment</b> |
| Condition        | <b>Pre-Owned</b> |
| Bathrooms        | <b>1</b>         |

### Amenities

### Location

- Storage room

**Location:** Germasogeia - Tourist Area Region: **Limassol**

## Price: €615 000 + VAT

VAT for this property is **€30,750** or **€116,850**. 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>~€21 200.00</b>  | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€7 500.00/m²</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

€615 000 on Oct 19, 2023

