

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

Available 2 bedroom apartment in a luxurious building complex, situated in the prestigious Germasogeia tourist area:- 700m from the sea- situated on the second floor- 150m2 total covered area- 2 bedrooms with spacious, open plan living/kitchen area extended onto a large balcony, bathroom/guest toilets are equipped with high quality sanitary ware, small balcony providing extra storage space, fitted wardrobes and high quality finished- alarm system, VRV cooling system, and underfloor heating- designated covered parking spot and storage room- furniture package available with extra cost- the building consists of a communal lobby area, outdoor gym, sauna, indoor and outdoor showers, an adults?...

### Property Info

Covered Area	<b>89</b>
Furnishing	<b>Unfurnished</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>A-126183</b>
Property type	<b>Apartment</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>1</b>

### Amenities

- Guest WC

### Location

**Location:** Potamos Germasogeias      Region: **Limassol**  
**Coordinates:** **34.70231812333 / 33.08680773**

## Price: €630 000 + VAT

VAT for this property is **€31,500** or **€119,700**. 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>~€21 800.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€7 079.00/m<sup>2</sup></b>		

## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
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## Price change history

€630 000 on Oct 23, 2023







