

## 2 Bedroom Apartment for Sale in Limassol District

New project is located in the most sought-after part of Limassol- Potamos Germasogeia, just 650 m from the sea.

### Key Features

Walking distance to the sea  
Only 14 apartments  
Tourist area of Germasogeia, Limassol  
Quiet location  
Covered parking and storage room  
High spec finishes  
Underfloor heating  
Common area with swimming pool  
Energy class pending

### AVAILABILITY

Apartments 1st floor

Internal area 84 sq.m.  
Covered veranda 23 sq.m.  
Price 654.500 euro plus VAT

Apartments 2nd floor

Internal area 84 sq.m.  
Covered veranda 23 sq.m.  
Price 660.000 euro plus VAT

Completion date:...

### Property Info

### Plot / Area Info

### Additional info

Covered Area **107**  
Heating **Yes**  
Air Conditioning **Yes**

Pool

**Private, Yes**

Reference Number  
Property type  
Condition  
Construction Year  
Bathrooms

**49364**  
**Apartment**  
**Under Construction**  
**2025**  
**2**

**Amenities**

- Storage room

**Location**

Region: **Limassol**

## Price: €654 500 + VAT

VAT for this property is **€32,725** or **€124,355**. 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> |
|     |                 | Price per SQM      | <b>€6 117.00/m²</b> |                 |             |

## Representative: 1st Class Homes

|                                          |              |            |                                                                    |
|------------------------------------------|--------------|------------|--------------------------------------------------------------------|
| Registration number                      | <b>690</b>   | Email      | <b>info@1stclass-homes.com</b>                                     |
| License number                           | <b>367/E</b> | Legal name | <b>KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD</b> |
| Phone: <b>+35725310243, +35770000889</b> |              |            |                                                                    |

## Price change history

€595 000 on May 26, 2024  
 €654 500 on Mar 22, 2025

