

## 2 Bedroom Apartment for Sale in Columbia Area, Limassol District

New modern project located in Germasogeia area, Limassol.

Located close to all facilities with easy access to high way.

Key Features

Central location

Corner plot

ALL apartments have un obstructed sea view

High rental yield for investors

Gated and secured community

Energy Efficiency A with Thermal insulation

KONE premium elevator with luxury entrance

Video Intercom system

Covered parking space

Dedicated storage space on ground floor

Sea Level Elevation from the ground: 36 m

Security entrance doors

Spacious verandas

Luxury finishes: high-quality flooring made in Spain /Germany ...

### Property Info

### Plot / Area Info

Covered Area **109**

### Additional info

Reference Number	<b>42275</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2025</b>
Bathrooms	<b>2</b>

### Amenities

- Storage room

### Location

**Location:** Columbia Area Region: **Limassol**

## Price: €465 000 + VAT

VAT for this property is **€23,250** or **€88,350**. 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>€4 266.00/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>
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## Price change history

€465 000 on May 26, 2024







