

## 4 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

Seal 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 **210**

### Additional info

|                   |                           |
|-------------------|---------------------------|
| Reference Number  | <b>42278</b>              |
| Property type     | <b>Apartment</b>          |
| Condition         | <b>Under Construction</b> |
| Construction Year | <b>2025</b>               |
| Bathrooms         | <b>4</b>                  |

### Amenities

- Roof Garden

### Location

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

## Price: €1 800 000 + VAT

VAT for this property is **€162,000** or **€342,000**. 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>€8 571.00/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

€1 800 000 on May 26, 2024







