

## 1 Bedroom Apartment for Sale in Limassol District

New project is located in the most sought-after part of Limassol- Potamos Germasogeia, just 50 m from the sea.

### Key Features

Walking distance to the sea

A complex of 23 apartments and 2 penthouses

Tourist area of Germasogeia, Limassol

Quiet location

High spec finishes

Underfloor heating

Controlled entry

Swimming pool and relaxation area

Video surveillance system

Landscape design

VRV Air conditioning system

Energy class A

### AVAILABILITY

Apartment 3rd floor

Internal area 55 sq.m.

Covered veranda 12 sq.m.

Covered garden 8 sq.m.

Price 492.000 euro plus VAT

Apartment 3rd f...

### Property Info

### Plot / Area Info

### Additional info

Covered Area **75**  
Heating **Yes**  
Air Conditioning **Yes**

Pool **Private, Yes**

Reference Number **52923**  
Property type **Apartment**  
Condition **Under Construction**  
Construction Year **2026**  
Bathrooms **1**

**Amenities**

- Storage room

**Location**

Region: **Limassol**

## Price: €492 000 + VAT

VAT for this property is **€24,600** or **€93,480**. 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>€6 560.00/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

€448 000 on Jul 25, 2024  
€492 800 on Mar 22, 2025  
€492 000 on Apr 17, 2025





