

## 2 Bedroom Apartment for Sale in Limassol District

Modern 3-storey project is located in Potamos Germasogeia, Limassol. Just 5 minutes from the sparkling Mediterranean Sea.

The project consists of 7 luxury apartments.

### Key Features

European Class A energy certificate

External thermal insulation system (XPS)

Solar water heating system installed with pressure boiler and pressure system

Quick hot water recirculation system

Plumbing installation: pipe in pipe system

Ceiling concealed AC units

Provisions for dishwasher, washing machine and dryer in each apartment

Electric towel rails in all bathrooms

Provisions for electric heating

Smart home system

### AVAILABILITY

...

#### Property Info

#### Plot / Area Info

Covered Area **113**

#### Amenities

- Storage room

#### Location

Region: **Limassol**

#### Additional info

Reference Number	<b>56196</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2026</b>
Bathrooms	<b>2</b>

## Price: €490 000 + VAT

VAT for this property is **€24,500** or **€93,100**. 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>€4 336.00/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

€490 000 on Jan 30, 2025



