

## 1 Bedroom Apartment for Sale in Limassol District

Stylish 1-bedroom apartment for sale in Potamos Germasogeia. Located in Potamos Germasogeia tourist area, this modern and fully furnished one-bedroom apartment offers an excellent investment opportunity with high rental potential.

Part of an exclusive complex (only 7 apartments), it is just steps away from the beach, 5-star hotels, top restaurants, bars, and shops.

### Key Features

Covered area: 56,3 sq.m.

Spacious bedroom with built-in wardrobes

Open-plan living, dining & kitchen area

Bathroom with shower

Covered veranda 6,5 sq.m.

Private parking in the complex

Fully furnished & equipped with appliances & A/C

Prime tour...

### Property Info

|                  |                  |
|------------------|------------------|
| Covered Area     | <b>62</b>        |
| Furnishing       | <b>Furnished</b> |
| Heating          | <b>Yes</b>       |
| Air Conditioning | <b>Yes</b>       |

### Plot / Area Info

### Additional info

|                   |                       |
|-------------------|-----------------------|
| Reference Number  | <b>56635</b>          |
| Property type     | <b>Apartment</b>      |
| Condition         | <b>Pre-Owned</b>      |
| Construction Year | <b>1990 and older</b> |
| Bathrooms         | <b>1</b>              |

### Amenities

- Storage room

### Location

Region: **Limassol**

## Price: €330 000 + VAT

VAT for this property is **€16,500** or **€62,700**. 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>~€9 800.00</b>   | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€5 323.00/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

€330 000 on Mar 18, 2025



