

## 49m<sup>2</sup> Apartment for Sale in Limassol District

For sale is a modern studio apartment currently under construction in the sought-after area of Potamos Germasogeia. This stylish studio offers a well-designed internal space of 49.3 m<sup>2</sup>, providing comfort and functionality. The apartment includes one contemporary bathroom and is situated on the third floor of a four-story building, accessible by elevator for your convenience.



Potamos Germasogeia is a vibrant and desirable neighborhood known for its lively atmosphere, a variety of dining and shopping options, and easy access to sandy beaches. It is popular among both locals and expatriates, offering a great blend of leisure and convenience for daily living.

The building is se...

### Property Info

Covered Area	<b>49</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Pool	<b>Yes</b>
Parking	<b>Uncovered, Yes</b>

### Additional info

Reference Number	<b>13450</b>
Property type	<b>Apartment</b>
Condition	<b>Brand New</b>
Bathrooms	<b>1</b>

### Amenities

- Gym

### Location

Region: **Limassol**  
Coordinates: **34.702156568586 / 33.093881366028**

## 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>€10 000.00/m<sup>2</sup></b>		

## Representative: Purple International Real Estate

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## Price change history

€490 000 on May 2, 2025





