

## 45m<sup>2</sup> Apartment for Sale in Limassol District

For sale: Modern studio apartment under construction in the sought-after Potamos Germasogeia area. This property offers a comfortable internal space of 45.1 m<sup>2</sup>, featuring an open-plan layout designed for easy living. Located on the 1st floor of a 4-story building, the apartment benefits from convenient elevator access.



The apartment includes one bathroom and a well-designed studio layout, providing a practical and stylish home for singles or couples. Enjoy the comfort of underfloor heating, ideal for maintaining a pleasant living environment year-round.

The building features a communal swimming pool and gym, perfect for relaxation and fitness. Potamos Germasogeia is a vibra...

Property Info		Plot / Area Info		Additional info	
Covered Area	45	Plot area	54	Reference Number 13165	
		riot ai ea	J <del>+</del>	Property type	<b>Apartment</b>
Heating	Underfloor Heating, Yes	Pool	Yes		•
Air Conditioning	All rooms, Yes	Parking	Covered, Yes	Condition	<b>Brand New</b>
				Bathrooms	1

## Amenities Location

• Gym

Coordinates: 34.705558763368 / 33.09276020266



Price: €350 000 + VAT

VAT for this property is €17,500 or €66,500. 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 Excluded

Title transfer fee None

Price per SQM €7 778.00/m²

Common expenses None

## **Representative: Purple International Real Estate**

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## **Price change history**

€358 000 on Jun 6, 2025 €350 000 on Jul 24, 2025















