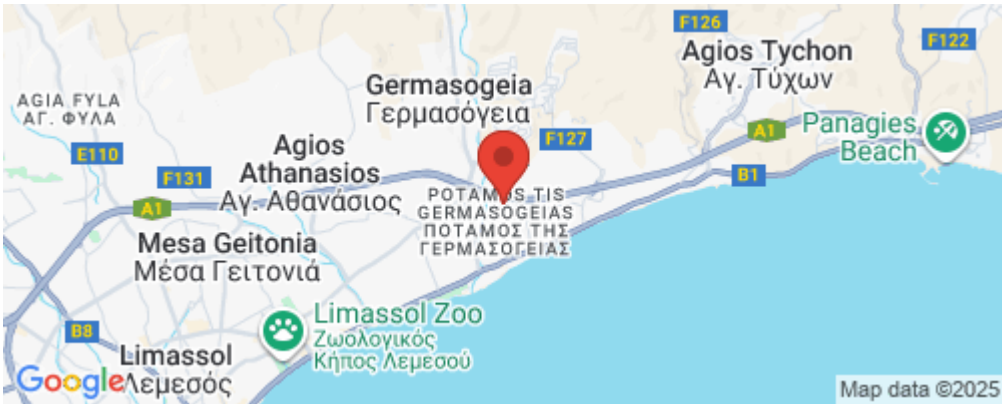


45m² Apartment for Sale in Limassol District

For sale: Modern studio apartment under construction in the sought-after Potamos Germasogeia area. This property offers a comfortable internal space of 45.1 m², 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

| | |
|------------------|-------------------------|
| Covered Area | 45 |
| Heating | Underfloor Heating, Yes |
| Air Conditioning | All rooms, Yes |

Amenities

- Gym

Location

Region: **Limassol**
Coordinates: **34.705558763368 / 33.09276020266**

Plot / Area Info

| | |
|---------|--------------|
| Pool | Yes |
| Parking | Covered, Yes |

Additional info

| | |
|------------------|-----------|
| Reference Number | 13165 |
| Property type | Apartment |
| Condition | Brand New |
| Bathrooms | 1 |

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 | Common expenses | None |
| | | Price per SQM | €7 778.00/m² | | |

Representative: Purple International Real Estate

| | | | |
|---------------------|--------------|------------|------------------------------------|
| Registration number | 1052 | Email | info@purpleinternational.eu |
| License number | 512/E | Legal name | A.A. Purple Real Estate Ltd |
| Phone: +35723811058 | | | |

Price change history

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

