

## 47m<sup>2</sup> Apartment for Sale in Limassol District

For sale off plan is a modern studio apartment with a total internal space of 46.8 m<sup>2</sup>, located on the third floor of a newly designed, four-story building with elevator access. The spacious layout offers a bright living area, an open-concept kitchen, and a stylish bathroom.



This new development is set within a secure, gated complex and is scheduled for completion in 2026. Enjoy year-round comfort with underfloor heating and relax by the communal swimming pool. The complex is thoughtfully designed for a modern lifestyle and provides plenty of amenities for residents' convenience.

Situated in Potamos Germasogeia, a sought-after neighborhood known for its lively atmosph...

Property Info		Plot / Area Inf	o	<b>Additional info</b>	
Covered Area	47	Plot area	56	Reference Number 14191	
Covered Area		FIOL alea	30	Property type	<b>Apartment</b>
Heating	Underfloor Heating, Yes	Pool	Yes	. , , , .	•
Air Conditioning	All rooms, Yes	Parking	Uncovered, Yes	Condition	<b>Brand New</b>
				Bathrooms	1

	Additional info	
	Reference Number	14191
	Property type	Apartment
Yes	Condition	<b>Brand New</b>
162	Bathrooms	1

Amenities	Location
Balcony	Region: <b>Limassol</b>
• balcony	Coordinates: 34.70296867444 / 33.089992803867



Price: €440 000 + VAT

VAT for this property is **€22,000** or **€83,600**. 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 €9 362.00/m²

Common expenses None

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

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## **Price change history**

€400 000 on Jul 8, 2025 €440 000 on Jul 24, 2025













