

## 2 Bedroom Apartment for Sale in Potamos Germasogeias, Limassol District

It is a residential complex that combines everything you need for a comfortable stay in a dynamic city. And it is literally round the corner from the central Limassol embankment, in a quiet and picturesque place.



Attention to the details

Walking distance to the sea

Only 9 apartments

Papas area, tourist area of Germasogeia, Limassol

Quite location

Underground parking

High spec finishes

Double-glazed windows

Underfloor heating

Storage room for each apartment

VRV

Underground controlled parking

Swimming pool

### Property Info

Covered Area **102**

Covered Veranda **18**

Floor Number **2**

Energy Efficiency **A**

Air Conditioning **All rooms, Yes**

### Plot / Area Info

Pool **Common, Yes**

Parking **Yes**

### Additional info

Reference Number **5522**

Property type **Apartment**

Condition **Pre-Owned**

Construction Year **2021**

Bathrooms **2**

### Amenities

- Elevator

### Location

**Location:** Potamos Germasogeias

Region: **Limassol**

Coordinates: **34.699385253232 / 33.086553909199**

## Price: €590 000 + VAT

VAT for this property is **€29,500** or **€112,100**. 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>~€20 200.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 784.00/m²</b>		

## Representative: MySpace

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## Price change history

€700 000 on Nov 27, 2023  
 €750 000 on Jan 30, 2024  
 €650 000 on Dec 5, 2024  
 €590 000 on Aug 23, 2025















