

2 Bedroom Apartment for Sale in Potamos Germasogeias, Limassol District

Nice ready 3 bedroom apartment in Potamos Germasogeia.



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

Location



- Elevator

Location: Potamos Germasogeias

Region: **Limassol**

Coordinates: **34.699385253232 / 33.086553909199**

www.index.cy - All Cyprus Real Estate

Price: €550 000 + VAT

VAT for this property is **€27,500** or **€104,500**. 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	~€18 600.00	Common expenses	None
		Price per SQM	€5 392.00/m²		

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
 €530 000 on Oct 27, 2025
 €580 000 on Nov 13, 2025
 €550 000 on Jan 24, 2026









