

## 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	<b>102</b>
Covered Veranda	<b>18</b>
Floor Number	<b>2</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Pool	<b>Common, Yes</b>
Parking	<b>Yes</b>

### Additional info

Reference Number	<b>5522</b>
Property type	<b>Apartment</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2021</b>
Bathrooms	<b>2</b>

### Amenities

### Location



• Elevator

**Location:** Potamos Germasogeias

Region: **Limassol**

Coordinates: **34.699385253232 / 33.086553909199**

[www.index.cy](http://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	<b>Excluded</b>	Title transfer fee	<b>~€18 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 392.00/m<sup>2</sup></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  
 €530 000 on Oct 27, 2025  
 €580 000 on Nov 13, 2025  
 €550 000 on Jan 24, 2026









