

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

2 Bedroom Residence – Spacious Comfort with Prime Coastal Access

The 2-bedroom residence is designed to offer enhanced space and flexibility, making it ideal for couples, small families, or long-term residents seeking a premium lifestyle in Potamos Germasogeias.

A spacious open-plan living and dining area forms the heart of the home, seamlessly connecting to the kitchen and creating a bright, welcoming environment. Both bedrooms are well-proportioned, offering comfort, privacy, and versatility for family living, guests, or a home office.

Set within a secured gated community with extensive amenities such as swimming pools, spa facilities, gym, children's playground, r...



### Property Info

Covered Area	<b>145</b>
Covered Veranda	<b>28</b>
Floor Number	<b>3</b>
Total Number of Floors	<b>5</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

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

### Additional info

Reference Number	<b>1484</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2026</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

**Location:** Potamos Germasogeias

Region: **Limassol**

Coordinates: **34.705148406911 / 33.094257802912**

## Price: €685 000 + VAT

VAT for this property is **€34,250** or **€130,150**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 724.00/m²</b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b>
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## Price change history

€661 100 on Dec 14, 2023  
 €652 000 on Jan 27, 2025  
 €685 000 on Jul 16, 2025





