

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

2-Bedroom Apartment – Potamos Germasogeias, Limassol



Situated in the highly sought-after Potamos Germasogeias area, this 2-bedroom apartment is part of an exclusive new residential complex featuring exceptional architectural design and well-planned layouts. The development consists of only 5 apartments and 3 luxury penthouses, ensuring privacy and a boutique living experience.

The apartment offers spacious interiors with high ceilings (3.15 m), premium finishes from renowned European brands, and a functional open-plan layout. Underfloor water heating and a VRV climate control system provide year-round comfort, while large windows fill the space with natural light. A genero...

### Property Info

|                        |                                |
|------------------------|--------------------------------|
| Covered Area           | <b>138</b>                     |
| Covered Veranda        | <b>42</b>                      |
| Floor Number           | <b>1</b>                       |
| Total Number of Floors | <b>3</b>                       |
| Energy Efficiency      | <b>A</b>                       |
| Heating                | <b>Underfloor Heating, Yes</b> |

### Plot / Area Info

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

### Additional info

|                   |                           |
|-------------------|---------------------------|
| Reference Number  | <b>2052</b>               |
| Property type     | <b>Apartment</b>          |
| Condition         | <b>Under Construction</b> |
| Construction Year | <b>2025</b>               |
| Bathrooms         | <b>2</b>                  |

### Amenities

- Parking

### Location

**Location:** Potamos Germasogeias      Region: **Limassol**  
**Coordinates:** **34.695972 / 33.074028**

## Price: €695 000 + VAT

VAT for this property is **€34,750** or **€132,050**. 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>€5 036.00/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>MYSPLACE Real Estate/ A.SP.Thinkrealty ltd</b> |
| Phone: <b>+35795129336, +35799409010</b> |              |            |   |

## Price change history

€680 000 on Dec 14, 2023

€695 000 on Nov 14, 2025

