

## 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		Plot / Area Info		Additional info	
Covered Area	<b>138</b>			Reference Number	<b>2052</b>
Covered Veranda	<b>42</b>			Property type	<b>Apartment</b>
Floor Number	<b>1</b>	Pool	<b>Common, Yes</b>	Condition	<b>Under Construction</b>
Total Number of Floors	<b>3</b>	Parking	<b>Covered, Yes</b>	Construction Year	<b>2026</b>
Energy Efficiency	<b>A</b>			Bathrooms	<b>2</b>
Heating	<b>Underfloor Heating, Yes</b>				

Amenities	Location
• Parking	<b>Location:</b> Potamos Germasogeias      Region: <b>Limassol</b> Coordinates: <b>34.695972 / 33.074028</b>

## 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/m<sup>2</sup></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>
Phone: <b>+35795129336, +35799409010</b>			

## Price change history

€680 000 on Dec 14, 2023

€695 000 on Nov 14, 2025

