

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

2 BEDROOM APARTMENT - MODERN COASTAL LIVING WITH PANORAMIC SEA VIEWS X

### Intro

This elegant 2-bedroom apartment combines contemporary design with uninterrupted sea views, offering a serene and elevated living experience. Crafted with high-end finishes and thoughtfully planned spaces, it provides the perfect balance of comfort, style, and functionality.

### Design & Architecture

The apartment showcases clean architectural lines, floor-to-ceiling openings, and high-performance thermal materials. The façade is enhanced with energy-efficient glazing and thermal aluminium systems, ensuring exceptional insulation and sound protection. The generous veranda extends the livi...

### Property Info

Covered Area	<b>109</b>
Covered Veranda	<b>23</b>
Floor Number	<b>2</b>
Total Number of Floors	<b>5</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Parking

**Covered, Yes**

### Amenities

- Parking

### Location

**Location:** Potamos Germasogeias

Region: **Limassol**

Coordinates: **34.691404158413 / 33.053945291494**

### Additional info

Reference Number	<b>3384</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2025</b>
Bathrooms	<b>1</b>

## Price: €485 000 + VAT

VAT for this property is **€24,250** or **€92,150**. 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 Price per SQM	<b>None</b> <b>€4 450.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: MySpace

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License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty Ltd</b>
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## Price change history

€455 000 on Dec 14, 2023  
€475 000 on Jan 28, 2024  
€455 000 on Feb 13, 2024  
€495 000 on May 27, 2024  
€475 000 on Jul 28, 2024  
€495 000 on Oct 16, 2024  
€485 000 on Nov 11, 2025



