

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

The building has eight two-bedroom apartments and is located in a very sought-after area of Potamos Germasoyias and attracts both European and non-European investors.



It is located between the town center and the tourist areas, setting a highly exclusive residence scene. The Limassol / Nicosia highway is within easy reach, enabling travel to all other towns and Larnaca and Paphos Airports, thus avoiding the town center.

Its proximity to all essential amenities nearby, i.e., Banks, Restaurants, Retail Shops, Supermarkets, Café's, Water sports, and other amusements, makes this ideal location for residential and holiday living.

It is built in a modern design to ensure...

Property Info		Plot / Area Info	Additional info		
Covered Area	103		Reference Number 4618		
Covered Veranda	23		Property type Condition	Apartment Under Construction	
Floor Number	2	D 1' W			
Total Number of Floors	4	Parking <b>Yes</b>			
Energy Efficiency	A		Construction Year	2026	
Air Conditioning	All rooms, Yes		Bathrooms	2	

Amenities Location



**Location:** Potamos Germasogeias

Coordinates: **34.70361480036** / **33.088158250916** 

Region: **Limassol** 



Price: €455 000 + VAT

VAT for this property is €22,750 or €86,450. 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	Excluded	Title transfer fee	None Common expenses		Nana
		Price per SQM	€4 417.00/m <sup>2</sup>	Common expenses	None

## **Representative: MySpace**

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## **Price change history**

€455 000 on Dec 15, 2023















