


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

Second line apartment just 50 metres from the beach. Located in the heart of Potamos Germasogeias tourist Area of Limassol, Cyprus. It is also close to all amenities (bars, clubs, restaurants, super- & mini markets, also pharmacies, bus stops), with an easy exit to the motorway. The flat is fully and nicely furnished, air-conditioned, the kitchen is fully equipped, along with all the necessary household electrical appliances. It is ready for comfortable temporary, as well as for permanent residence. The renovation of the building has already proceeded. A great investment with high rental yield short or long term or great private dwelling. 

### Property Info

Covered Area **80**  
Covered Veranda **15**  
Total Number of Floors **7**  
Furnishing **Furnished**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

Parking **Uncovered, Yes**

### Additional info

Reference Number **A-101702**  
Property type **Apartment**  
Condition **Pre-Owned**  
Bathrooms **1**

### Amenities

#### Location

**Location:** Potamos Germasogeias      Region: **Limassol**  
**Coordinates:** **34.70203587 / 33.08680773**

## Price: €330 000 + VAT

VAT for this property is **€16,500** or **€62,700**. 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>~€9 800.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 125.00/m²</b>		

## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
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## Price change history

€260 000 on Sep 4, 2023  
 €330 000 on Nov 18, 2025





