


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

This outstanding 2 bedroom, 2 bathroom apartment is on a Landmark building offering the highest quality throughout. The apartment is offered fully furnished, brand new however NO VAT due to resale. The views are panoramic from all sides of the apartment, under floor heating, VRV central a/c, covered parking, storage. Two high speed elevators, CCTV security systems, alarm systems, reception in lobbies with 24hour reception service and security gated enclosure. Access to the water club, gym, etc. 

### Property Info

|                        |                             |
|------------------------|-----------------------------|
| Covered Area           | <b>135</b>                  |
| Covered Veranda        | <b>56</b>                   |
| Total Number of Floors | <b>14</b>                   |
| Furnishing             | <b>Furnished</b>            |
| Heating                | <b>Central Heating, Yes</b> |
| Air Conditioning       | <b>All rooms, Yes</b>       |

### Plot / Area Info

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

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>A-115619</b>  |
| Property type    | <b>Apartment</b> |
| Condition        | <b>Brand New</b> |
| Bathrooms        | <b>2</b>         |
| View             | <b>Sea view</b>  |

### Amenities

- Guest WC

### Location

**Location:** Potamos Germasogeias      Region: **Limassol**  
**Coordinates: 34.6997318 / 33.0873408**

## Price: €2 100 000 + VAT

VAT for this property is **€105,000** or **€399,000**. 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>€15 556.00/m²</b> |                 |             |

## Representative: FOX

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                                    | <b>488</b>   | Email      | <b>info@foxrealty.com.cy</b>               |
| License number   | <b>344/E</b> | Legal name | <b>FOX Smart Estate Agency Network Ltd</b> |
| Phone: <b>+35726940150, +35725267777, +35725760781</b> |              |            |  |

## Price change history

€2 900 000 on Sep 4, 2023  
 €2 800 000 on Dec 18, 2023  
 €8 000 on Jan 9, 2024  
 €2 800 000 on Apr 16, 2024  
 €2 100 000 on Nov 18, 2025

