

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

Luxury 2 bedroom apartment includes A-grade energy saving certifications, under floor heating for absolute comfort , double glazed windows, electric shutters, covered parking and high-end finishes throughout. Residents will also enjoy absolute privacy with a gated entrance as well as family friendly features such as the extravagant communal swimming pool and gated children’s playground.



### Property Info

|                   |                       |
|-------------------|-----------------------|
| Covered Area      | <b>117</b>            |
| Covered Veranda   | <b>34</b>             |
| Floor Number      | <b>1</b>              |
| Furnishing        | <b>Furnished</b>      |
| Energy Efficiency | <b>A</b>              |
| Air Conditioning  | <b>All rooms, Yes</b> |

### Plot / Area Info

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

### Additional info

|                   |                       |
|-------------------|-----------------------|
| Reference Number  | <b>6543</b>           |
| Property type     | <b>Apartment</b>      |
| Condition         | <b>Pre-Owned</b>      |
| Construction Year | <b>2021</b>           |
| Bathrooms         | <b>2</b>              |
| View              | <b>Mountains view</b> |

### Amenities

- Parking

### Location

**Location:** Potamos Germasogeias

Region: **Limassol**

Coordinates: **34.706000562293 / 33.101023080358**

## Price: €450 000 + VAT

VAT for this property is **€22,500** or **€85,500**. 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>~€14 600.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€3 846.00/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>MYSPLACE Real Estate/ A.SP.Thinkrealty ltd</b> |
| Phone: <b>+35795129336, +35799409010</b> |              |            |                                                   |

## Price change history

€570 000 on Jan 17, 2024  
 €450 000 on Feb 27, 2026



