


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

Elevate your lifestyle in one of Limassol's most striking residential landmarks, The Icon Limassol. Inspired by the brilliance of a luminescent diamond, this architectural masterpiece redefines coastal living with its iconic design and exceptional amenities. 

Positioned on the 17th floor, this elegant 2-bedroom apartment offers uninterrupted views of the Mediterranean Sea, combining modern sophistication with a prime location just 50 meters from the beachfront. Whether for living or investment, this property captures the essence of Limassol's evolving skyline.

The residence features a spacious and light-filled layout, enhanced by floor-to-ceiling windows and a generous co...

### Property Info

### Plot / Area Info

### Additional info

Covered Area	<b>101</b>			Reference Number	<b>A-110053</b>
Covered Veranda	<b>19</b>			Property type	<b>Apartment</b>
Total Number of Floors	<b>21</b>	Pool	<b>Yes</b>	Condition	<b>Pre-Owned</b>
Furnishing	<b>Furnished</b>	Parking	<b>Covered, Yes</b>	Bathrooms	<b>1</b>
Heating	<b>Central Heating, Yes</b>			View	<b>Sea view</b>
Air Conditioning	<b>All rooms, Yes</b>				

### Amenities

### Location

- Garden

**Location:** Potamos Germasogeias      Region: **Limassol**  
**Coordinates:** **34.696078 / 33.088653**

## Price: €1 300 000 + VAT

VAT for this property is **€65,000** or **€247,000**. 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>~€48 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€12 871.00/m<sup>2</sup></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

€958 000 on Sep 4, 2023  
 €875 000 on Jan 22, 2024  
 €900 000 on Mar 3, 2026  
 €1 300 000 on Apr 30, 2026





