


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

Introducing an exceptional 2-bedroom apartment located within a modern high-rise mixed-use development in the heart of Limassol's prime coastal strip. This stunning apartment offers an intelligent blend of contemporary design, comfort, and functionality, with ample space for a modern Mediterranean lifestyle. The spacious interiors, large outdoor areas, and outstanding location make this property a perfect choice for those seeking a luxurious urban retreat. 

### Key Features:

Location: Positioned just steps away from sandy beaches, trendy coffee shops, fine dining restaurants, designer boutiques, and more, this property offers the best of coastal living.

### Apartment Details...

#### Property Info

Covered Area	<b>172</b>
Covered Veranda	<b>87</b>
Total Number of Floors	<b>2</b>
Furnishing	<b>Unfurnished</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-123655</b>
Property type	<b>Apartment</b>
Condition	<b>Brand New</b>
Bathrooms	<b>2</b>

#### Amenities

- Garden

#### Location

**Location:** Potamos Germasogeias    Region: **Limassol**  
**Coordinates: 34.699794 / 33.09627**

**Price: €1 070 000 + VAT**

VAT for this property is **€72,660** or **€203,300**. 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>€6 221.00/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**

€1 184 500 on Sep 4, 2023  
€1 070 000 on Oct 23, 2023





