

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

Well designed 2 bedrooms apartment, generously sized entrance lobby, private covered parking spaces, storage room and gated access to the building. During construction and finishing only top standard specification materials are used. This contemporary development is situated in Germasogeia, one of the highly developed areas of Limassol. Due to a convenient position, sandy blue-flag beach, Dasoudi park with its beautiful promenade along the coast and all amenities necessary to make living comfortably just within a walking distance. This outstanding location and qualities provide perfect conditions both for family and holiday living.

| Property Info     | Plot / Area Info      | Additional info  |
|-------------------|-----------------------|------------------|
| Covered Area      | <b>85</b>             | Reference Number |
| Covered Veranda   | <b>25</b>             | Property type    |
| Floor Number      | <b>1</b>              | Condition        |
| Energy Efficiency | <b>A</b>              | Bathrooms        |
| Air Conditioning  | <b>All rooms, Yes</b> | <b>231513</b>    |
|                   |                       | <b>Apartment</b> |
|                   |                       | <b>Brand New</b> |

| Amenities | Location                                    |
|-----------|---|
|           | <b>Location:</b> Potamos Germasogeias       |
|           | Region: <b>Limassol</b>                     |
|           | Coordinates: <b>34.6949375 / 33.0865781</b> |

## Price: €485 000 + VAT

VAT for this property is **€24,250** or **€92,150**. 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<br>Price per SQM | <b>None</b><br><b>€5 706.00/m<sup>2</sup></b> | Common expenses | <b>None</b> |
|-----|-----------------|-------------------------------------|---|-----------------|-------------|

## Representative: MySpace

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>229/E</b> | Email      | <b>myspace.cyprus@gmail.com</b>                  |
| License number                           | <b>1047</b>  | Legal name | <b>MYSPACE Real Estate/ A.SP.Thinkrealty Ltd</b> |
| Phone: <b>+35795129336, +35799409010</b> |              |            |  |

## Price change history

€545 000 on Jun 28, 2024

€465 000 on May 27, 2025

€485 000 on Jun 5, 2025





