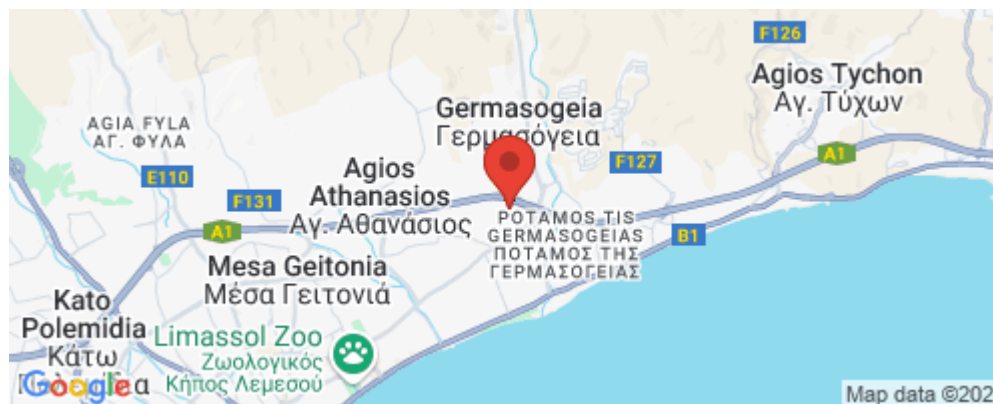


## 2 Bedroom Apartment for Sale in Potamos Germasogeias, Limassol District

The project situated in Limassol's Columbia area, featuring one and two-bedroom apartments for sale.



These modern homes offer contemporary interiors, minimalist architecture, premium finishes, and breathtaking views.

Located in a quiet neighborhood with easy access to shops and restaurants, as well as all modern amenities.

A perfect investment opportunity as we offer fully furnished packages upon request, rental guarantees, and high yield potential.

Delivery: Sep 2026

### Property Info

Covered Area	<b>104</b>
Covered Veranda	<b>26</b>
Floor Number	<b>3</b>
Total Number of Floors	<b>3</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Parking **Yes**

### Additional info

Reference Number	<b>231938</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2027</b>
Bathrooms	<b>2</b>

### Amenities

- Elevator

### Location

**Location:** Potamos Germasogeias  
**Coordinates:** **34.708154812805 / 33.081870531254**

Region: **Limassol**



## Price: €508 000 + VAT

VAT for this property is **€25,400** or **€96,520**. 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>€4 885.00/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>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b>
Phone: <b>+35795129336, +35799409010</b>			

## Price change history

€547 000 on Jul 28, 2024  
€445 000 on Sep 6, 2024  
€489 000 on Jan 16, 2025  
€508 000 on Mar 8, 2025

