

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

Limassol. Germasogeia.

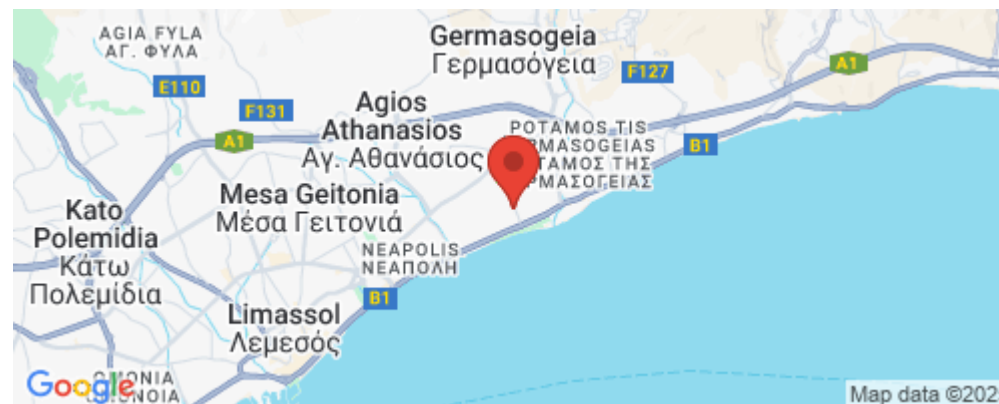
□ In the Papas area

Tourist zone.

An apartment in a gated modern residential complex of two buildings with a large private pool and sauna.

It can be considered both for personal living and as an excellent investment in a wonderful location, just a 3-minute walk from the sea and a 5-minute walk from the Dousoudi children's playground. All necessary infrastructure is within a minute's walking distance.

Great for both living and renting out.



□ 2 rooms

□ 2 bathrooms

□ Large living room combined with the kitchen and with access to a fenced private terrace with a garden.

Air conditioners in all...

### Property Info

Covered Area	<b>100</b>
Covered Veranda	<b>6</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Pool	<b>Common, Yes</b>
Parking	<b>Yes</b>

### Additional info

Reference Number	<b>232030</b>
Property type	<b>Apartment</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>2</b>

### Amenities

### Location

**Location:** Potamos Germasogeias      Region: **Limassol**  
**Coordinates:** **34.6954212 / 33.0803807**

## Price: €385 000 + VAT

VAT for this property is **€19,250** or **€73,150**. 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	<b>~€12 000.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 850.00/m²</b>		

## Representative: MySpace

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## Price change history

€375 000 on Jul 28, 2024  
 €385 000 on Mar 12, 2025

