

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

Discover the perfect blend of modern comfort and serene living in this spacious two-bedroom apartment at Nikolas Residences. Designed for families and individuals seeking a peaceful yet well-connected lifestyle, this home offers an ideal balance of privacy, convenience, and contemporary design.



Why This 2-Bedroom Apartment is Perfect for You: ✓ Spacious & Functional Layout – Thoughtfully designed interiors with an open-plan living area, maximizing space and natural light. ✓ Expansive Private Veranda – Enjoy outdoor living with a generous veranda, perfect for family gatherings, relaxing evenings, or alfresco dining. ✓ Prime Location in a Green Oasis – Situ...

### Property Info

Covered Area	<b>96</b>
Covered Veranda	<b>16</b>
Floor Number	<b>3</b>
Total Number of Floors	<b>4</b>
Furnishing	<b>Unfurnished</b>
Floor Type	<b>Hardwood</b>
Energy Efficiency	<b>A</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

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

### Additional info

Reference Number	<b>306</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2026</b>
Bathrooms	<b>2</b>
View	<b>Mountains view</b>
Developer	<b>Realtika</b>

### Amenities

- Parking

### Location

**Location:** Potamos Germasogeias Region: **Limassol**  
**Coordinates:** **34.72675 / 33.0855**

## Price: €442 000 + VAT

VAT for this property is **€22,100** or **€83,980**. 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>
Title deed	<b>No Title</b>	Price per SQM	<b>€4 604.00/m<sup>2</sup></b>		

## Representative: Realtika

Registration number	<b>N/A</b>	Email	<b>info@realtika.com</b>
License number	<b>N/A</b>	Legal name	<b>N/A</b>
Phone: <b>+35799140222</b>			

## Price change history

€199 000 on Aug 24, 2024  
 €362 000 on Aug 27, 2024  
 €361 000 on Aug 30, 2024  
 €362 000 on Sep 4, 2024  
 €361 000 on Sep 4, 2024  
 €383 817 on Nov 13, 2024  
 €442 000 on Apr 17, 2025



