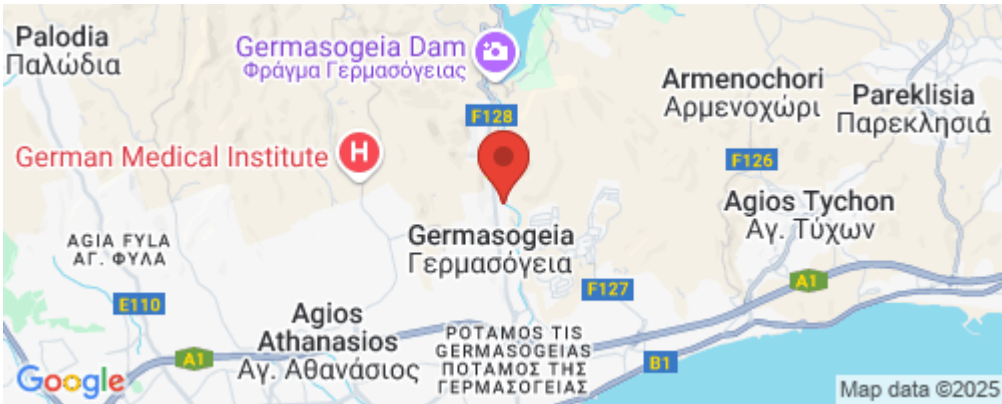


2 Bedroom Apartment for Sale in Potamos Germasogeias, Limassol District

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

Plot / Area Info

Pool	Common, Yes
Parking	Covered, Yes

Additional info

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

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/m²</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: +35799140222			

## 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



