

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

2 BEDROOM APARTMENT - Spacious Coastal Living with Mediterranean Character ✖

Intro

This elegant 2-bedroom apartment offers expansive living spaces and a stylish Mediterranean aesthetic, creating a home of comfort, light, and refined design. With only eleven residences in the building, it offers exclusivity and tranquility near the coastline.

Design & Architecture

Mediterranean inspiration is evident in the building's soft tones, harmonious proportions, and organic architectural flow. The design merges beautifully with the coastal environment, creating a serene and timeless visual identity.

Constructed with advanced materials and exceptional interior fin...

### Property Info

Covered Area	<b>123</b>
Covered Veranda	<b>33</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>4</b>
Energy Efficiency	<b>A</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>4955</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2026</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

**Location:** Potamos Germasogeias

Region: **Limassol**

Coordinates: **34.702606789892 / 33.090285454988**

## Price: €830 000 + VAT

VAT for this property is **€41,500** or **€157,700**. 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>€6 748.00/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

€690 000 on Sep 10, 2024

€810 000 on Jan 16, 2025

€830 000 on Sep 19, 2025

