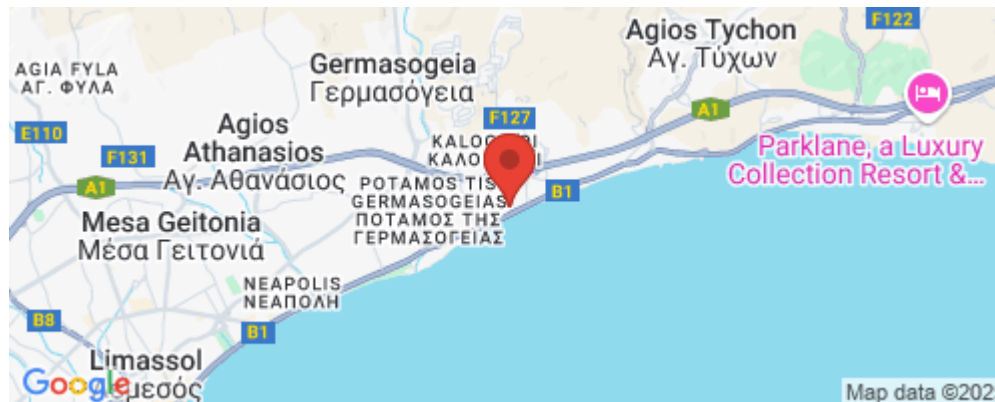


## 2 Bedroom Apartment for Sale in Potamos Germasogeias, Limassol District

Great Two Bedroom Next To The Sea In Potamos Germasogeias, Limassol



Top floor in excellent location just 30 meters from the beach in a resort style complex. Semi furnished and ready to move in, this top floor flat also offers access to a large shared swimming pool exclusively for residents. Whether you're looking for a prime investment opportunity—perfect for short-term rentals or a long-term income stream—or simply a new home, this property has it all. 78m2 Internal with a 10m2 covered veranda.

The complex has round-the-clock security with cameras, two swimming pools (adult and children), a garden, a barbecue area, a playground, and guest parking.

### Property Info

Covered Area	<b>78</b>
Furnishing	<b>Partially furnished</b>
Energy Efficiency	<b>B</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

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

### Additional info

Reference Number	<b>53941</b>
Property type	<b>Apartment</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2001-2010</b>
Bathrooms	<b>2</b>

### Amenities

### Location

- Storage room

**Location:** Potamos Germasogeias

Region: **Limassol**

Coordinates: **34.702058415649 / 33.103689799543**

## Price: €370 000 + VAT

VAT for this property is **€18,500** or **€70,300**. 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>~€11 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 744.00/m<sup>2</sup></b>		

## Representative: NCH Real Estate

Registration number	<b>1146</b>	Email	<b>info@nchrealestate.com</b>
License number	<b>571/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35722424203, +35777770532</b>			

## Price change history

€389 000 on Oct 13, 2024  
 €385 000 on Feb 10, 2025  
 €370 000 on Feb 16, 2025



