

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

2 Bedroom Residence - Spacious Comfort with Prime Coastal Access



The 2-bedroom residence is designed to offer enhanced space and flexibility, making it ideal for couples, small families, or long-term residents seeking a premium lifestyle in Potamos Germasogeias.

A spacious open-plan living and dining area forms the heart of the home, seamlessly connecting to the kitchen and creating a bright, welcoming environment. Both bedrooms are well-proportioned, offering comfort, privacy, and versatility for family living, guests, or a home office.

Set within a secured gated community with extensive amenities such as swimming pools, spa facilities, gym, children's playground, r...

### Property Info

Covered Area	<b>105</b>
Covered Veranda	<b>20</b>
Floor Number	<b>4</b>
Total Number of Floors	<b>4</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Pool
Parking

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

Reference Number	<b>1491</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>

### Amenities

Location	Region: Limassol
• Parking	Location: Potamos Germasogeias Coordinates: <b>34.705193863192 / 33.0943764761</b>

## Price: €935 000 + VAT

VAT for this property is **€46,750** or **€177,650**. 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>€8 905.00/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>
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## Price change history

€787 000 on Sep 21, 2023

€887 000 on Jan 27, 2025

€935 000 on Jul 16, 2025

