

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

2-Bedroom Apartment ✖

Living & Dining

A spacious open-plan living and dining area forms the social hub of the apartment. Floor-to-ceiling openings flood the interiors with light and provide direct access to a large covered veranda, ideal for al fresco dining or entertaining.

Kitchen

The kitchen is stylish and functional, with Italian cabinetry, generous storage, and modern appliances. Its open position ensures effortless connection with the social spaces of the home.

Master Suite

The master bedroom includes a built-in wardrobe, parquet flooring, and an en-suite bathroom finished with elegant tiling and refined fixtures.

Second Bedroom

The ...

### Property Info

Covered Area	<b>130</b>
Covered Veranda	<b>41</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>5</b>
Energy Efficiency	<b>A</b>
Heating	<b>Yes</b>

### Plot / Area Info

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

### Additional info

Reference Number	<b>1760</b>
Property type	<b>Apartment</b>
Condition	<b>Brand New</b>
Construction Year	<b>2026</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

**Location:** Potamos Germasogeias

Coordinates: **34.703925718401095 / 33.09441716931482**

Region: **Limassol**

## Price: €775 000 + VAT

VAT for this property is **€38,750** or **€147,250**. 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>€5 962.00/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

€585 000 on Sep 23, 2023

€775 000 on May 6, 2025



