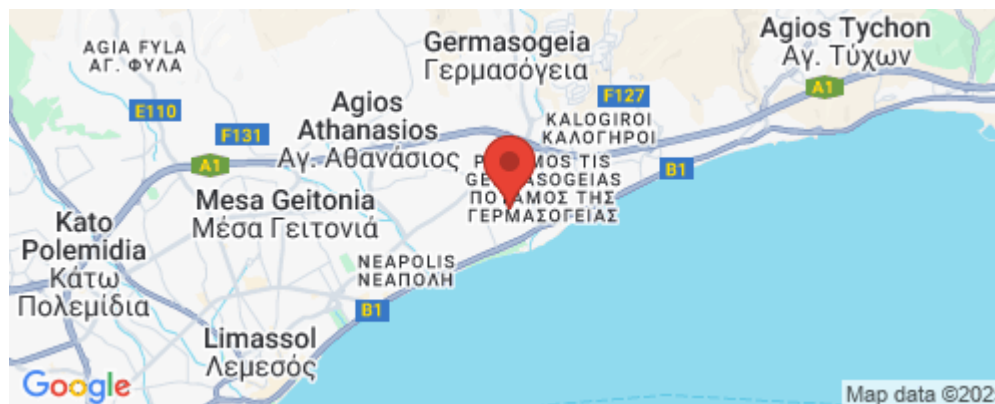


2 Bedroom Apartment for Sale in Potamos Germasogeias, Limassol District

For sale is a stunning key-ready apartment in Potamos Germasogeias, a vibrant and sought-after area known for its beautiful beaches, lively promenade, and convenient amenities. This modern apartment, built in 2021, offers a perfect blend of comfort and style, making it ideal for both permanent living and vacation use.



Spanning 80 m², this first-floor unit features two spacious bedrooms and two well-appointed bathrooms. The open layout creates a bright and inviting atmosphere, enhanced by an energy-efficient A rating. Enjoy year-round comfort with a central AC system and underfloor heating. The apartment is designed with modern living in mind, perfect for those who appreciate quality...

Property Info

Covered Area	80
Energy Efficiency	A
Heating	Underfloor Heating, Yes
Air Conditioning	All rooms, Yes

Plot / Area Info

Pool	Yes
Parking	Covered, Yes

Additional info

Reference Number	47121
Property type	Apartment
Condition	Brand New
Construction Year	2021
Bathrooms	2

Amenities

- Storage room

Location

Location: Potamos Germasogeias
Coordinates: **34.698743878254 / 33.083993403149**

Region: **Limassol**

Price: €550 000 + VAT

VAT for this property is **€27,500** or **€104,500**. 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	Excluded	Title transfer fee	None	Common expenses	None
		Price per SQM	€6 875.00/m²		

Representative: NCH Real Estate

Registration number	1146	Email	info@nchrealestate.com
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Price change history

€550 000 on Sep 21, 2023

€654 on Apr 3, 2024

€550 000 on May 6, 2024





