

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

2 BEDROOM APARTMENT – Spacious Modern Living in a Premier Coastal Location ✖

Intro

This beautifully designed 2-bedroom apartment offers generous living spaces and refined architectural detailing just moments from the sea. Set in the heart of Limassol’s tourist area, the residence is perfectly positioned for a lifestyle shaped by comfort, convenience, and Mediterranean elegance.

Design & Architecture

With high ceilings of 3.15 meters, expansive glazing, and a layout crafted for light and openness, the apartment reflects a thoughtful balance of beauty and practicality. Intelligent design ensures that every corner feels harmonious, spacious, and inviting.

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### Property Info

Covered Area	<b>112</b>
Covered Veranda	<b>22</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>4</b>
Energy Efficiency	<b>A</b>
Heating	<b>Underfloor Heating, Yes</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>37824</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  
**Coordinates:** **34.693339352848 / 33.076474082144**

Region: **Limassol**

## Price: €880 000 + VAT

VAT for this property is **€44,000** or **€167,200**. 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>€7 857.00/m<sup>2</sup></b>		

## Representative: MySpace

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## Price change history

€850 000 on Sep 24, 2023

€880 000 on Oct 28, 2023







