

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

This is a premium class 2 bedroom apartment in the prestigious tourist area of Limassol, Germasogeia.



Flat is located within walking distance from the sandy beaches of the famous Dasoudi eucalyptus park.

The tranquil atmosphere and proximity to urban and beach infrastructure provide ideal conditions for a comfortable stay.

### INTERIOR SPECIFICATION

- Semi-solid parquet floors in each room;
- Marble floor and walls in the toilets and bathrooms;
- High ceilings (3.15 m);
- Security entrance doors;
- Intercom system;
- Provisions for under floor heating;
- Provisions for central VRV conditioning;
- High-standard ...

### Property Info

Covered Area	<b>108</b>
Covered Veranda	<b>17</b>
Floor Number	<b>2</b>
Total Number of Floors	<b>3</b>
Energy Efficiency	<b>A</b>
Heating	<b>Underfloor Heating, Yes</b>

### Plot / Area Info

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

### Additional info

Reference Number	<b>1580</b>
Property type	<b>Apartment</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2018</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

**Location:** Potamos Germasogeias

Region: **Limassol**

Coordinates: **34.697714024568 / 33.081851089373**

## Price: €715 000 + VAT

VAT for this property is **€35,750** or **€135,850**. 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>~€25 200.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€6 620.00/m²</b>		

## Representative: MySpace

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License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b>
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## Price change history

€630 000 on Sep 23, 2023

€650 000 on Sep 13, 2025

€715 000 on Sep 16, 2025







