

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

2-Bedroom Apartment - Potamos Germasogeias, Limassol



Located in the desirable Potamos Germasogeias area, within walking distance to Dasoudi beach, this modern 2-bedroom apartment offers a perfect combination of comfort, style, and convenience. Part of a newly built gated residential complex with two blocks and a beautifully landscaped communal area, it provides a secure and peaceful environment while being close to all city amenities.

The apartment features a functional open-plan layout, spacious living areas, and high-quality finishes from renowned European brands. With high ceilings (3.15 m), underfloor water heating, and a VRV air-conditioning system, the property ensur...

| Property Info          |                         | Plot / Area Info |                             | Additional info   |                           |
|------------------------|-------------------------|------------------|-----------------------------|-------------------|---------------------------|
| Covered Area           | 92                      |                  |                             |                   |                           |
| Covered Veranda        | 16                      | •                |                             | Reference Number  | 2470                      |
| Floor Number           | 1                       |                  | Common, Yes<br>Covered, Yes | Property type     | <b>Apartment</b>          |
| Total Number of Floors | 3                       |                  |                             | Condition         | <b>Under Construction</b> |
| Energy Efficiency      | Α                       |                  |                             | Construction Year | 2025                      |
| Heating                | Underfloor Heating, Yes |                  |                             | Bathrooms         | 2                         |
| Air Conditionina       | All rooms. Yes          |                  |                             |                   |                           |

Amenities Location



**Location:** Potamos Germasogeias Region: **Limassol** 

Coordinates: 34.703968 / 33.086266



Price: €587 000 + VAT

VAT for this property is **€29,350** or **€111,530**. 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                     |                 |      |
|-----|----------|--------------------|--------------------------|-----------------|------|
|     |          | Price per SOM      | €6 380,00/m <sup>2</sup> | Common expenses | None |

## **Representative: MySpace**

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|---------------------|-------|------------|---|
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## **Price change history**

€530 000 on Sep 23, 2023 €587 000 on Nov 14, 2025















