

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

For sale is a stylish apartment currently under construction, boasting a modern internal space of 50 m2. This one-bedroom, one-bathroom unit is located on the second floor of a four-story building, easily accessible via an elevator.



Situated in the vibrant area of Potamos Germasogeias, this apartment is renowned for its stunning beaches, lively atmosphere, and excellent dining options. Residents will enjoy walking to nearby amenities, including shops, cafes, and restaurants. The convenient access to the highway also makes commuting to surrounding areas effortless, enhancing the appeal for both locals and holidaymakers.

The apartment is located within a gated complex that of...

### Property Info

|                  |                             |
|------------------|-----------------------------|
| Covered Area     | <b>50</b>                   |
| Furnishing       | <b>Unfurnished</b>          |
| Heating          | <b>Central Heating, Yes</b> |
| Air Conditioning | <b>All rooms, Yes</b>       |

### Plot / Area Info

|         |                     |
|---------|---------------------|
| Pool    | <b>Yes</b>          |
| Parking | <b>Covered, Yes</b> |

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>28006</b>     |
| Property type    | <b>Apartment</b> |
| Condition        | <b>Brand New</b> |
| Bathrooms        | <b>1</b>         |

### Amenities

- Guest WC

### Location

**Location:** Potamos Germasogeias      Region: **Limassol**  
**Coordinates:** **34.694488330557 / 33.079802785186**

## Price: €380 000 + VAT

VAT for this property is **€19,000** or **€72,200**. 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>€7 600.00/m²</b> |                 |             |

## Representative: FOX

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                                    | <b>488</b>   | Email      | <b>info@foxrealty.com.cy</b>               |
| License number   | <b>344/E</b> | Legal name | <b>FOX Smart Estate Agency Network Ltd</b> |
| Phone: <b>+35726940150, +35725267777, +35725760781</b> |              |            |  |

## Price change history

€360 000 on Jan 24, 2025  
 €380 000 on Nov 18, 2025



