

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

For sale: an exciting opportunity to purchase a modern apartment under construction in the desirable area of Potamos Germasogeias. Spanning a generous 85 m<sup>2</sup>, this residence features two spacious bedrooms and one well-appointed bathroom, ideal for comfortable living. X

Situated on the third floor of a four-story building with an elevator, this apartment offers both convenience and ease of access. The development is located within a gated complex, ensuring a secure environment for you and your family. Residents can enjoy access to a beautiful communal swimming pool, perfect for relaxation and leisure.

Potamos Germasogeias is known for its vibrant atmosphere and close proximity to...

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>85</b>			Reference Number	<b>28010</b>
Furnishing	<b>Unfurnished</b>	Pool	<b>Yes</b>	Property type	<b>Apartment</b>
Heating	<b>Central Heating, Yes</b>	Parking	<b>Covered, Yes</b>	Condition	<b>Brand New</b>
Air Conditioning	<b>All rooms, Yes</b>			Bathrooms	<b>1</b>

Amenities	Location	Region:
• Guest WC	<b>Location:</b> Potamos Germasogeias <b>Coordinates:</b> <b>34.694488330557 / 33.079802785186</b>	<b>Limassol</b>

## Price: €605 000 + VAT

VAT for this property is **€30,250** or **€114,950**. 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 Price per SQM	<b>None</b> <b>€7 118.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## 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>
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## Price change history

€575 000 on Jan 24, 2025

€605 000 on Nov 18, 2025



