

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

- 2 bedrooms
- 3 W/C
- Internal Area 88m<sup>2</sup>
- Covered Verandas 20m<sup>2</sup>
- Roof Garden 93m<sup>2</sup>
- Covered Parking
- VRV A/C System
- Swimming Pool
- Gym/Yoga/Children's playground
- CCTV
- Photovoltaic Panels
- Energy Efficiency "A"



### Property Info

### Plot / Area Info

### Additional info

Covered Area **88**  
 Heating **Central Heating, Yes**  
 Air Conditioning **All rooms, Yes**

Pool **Yes**  
 Parking **Covered, Yes**

Reference Number **10022**  
 Property type **Apartment**  
 Condition **Brand New**  
 Bathrooms **3**

### Amenities

### Location

- Gym

**Location:** Potamos Germasogeias  
 Coordinates: **34.702334422334 / 33.086517698833**

Region: **Limassol**

## Price: €935 000 + VAT

VAT for this property is **€46,750** or **€177,650**. 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>€10 625.00/m<sup>2</sup></b>		

## Representative: Kadis Estates

Registration number	<b>506</b>	Email	<b>info@kadis.com.cy</b>
License number	<b>62/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35722344842</b>			

## Price change history

€887 000 on Feb 1, 2025

€935 000 on May 3, 2025







FIRST FLOOR  
A2



FIRST FLOOR  
A1



Unit No.	Bedrooms	Floor	Internal Covered Area/m <sup>2</sup>	Covered Balconies/m <sup>2</sup>	Covered Garden/m <sup>2</sup>	Total Covered Area/m <sup>2</sup>	Uncovered Verandas/m <sup>2</sup>	Roof Garden/m <sup>2</sup>	Storage & Common/m <sup>2</sup>	Total Area/m <sup>2</sup>
BLOCK A1										
101	2	1	92	29	18	139	10	-	50	179
102	2	1	85	20	-	105	-	-	29	134
103	3	1	110	30	17	157	-	-	55	192
BLOCK A2										
101	1	1	55	22	8	85	7	-	19	111
102	1	1	50	22	12	84	-	-	17	101
103	1	1	55	25	15	95	-	-	18	114

SECOND / THIRD FLOOR  
A2

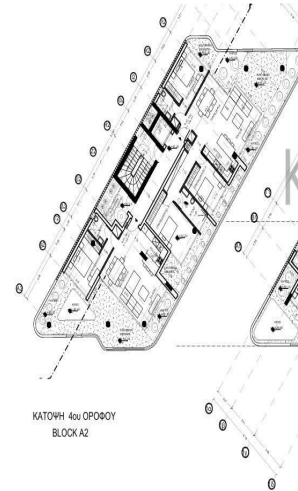


SECOND / THIRD FLOOR  
A1

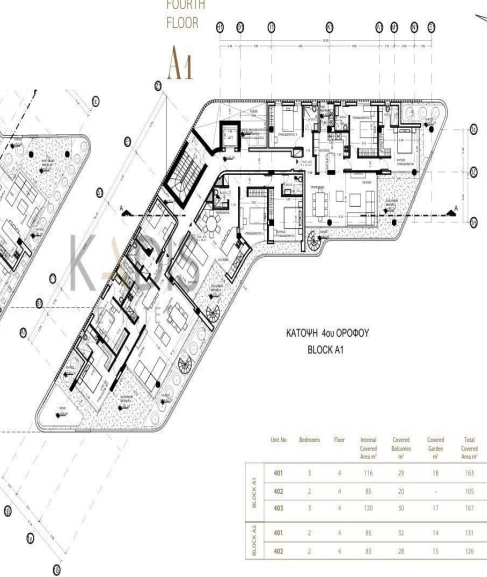


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BLOCK A1										
201	2	2	92	29	18	139	-	-	50	189
202	2	2	85	20	-	105	-	-	29	134
203	3	2	110	30	17	157	-	-	55	192
301	2	3	92	29	18	139	10	-	50	179
302	2	3	85	20	-	105	-	-	29	134
303	3	3	110	30	17	157	-	-	55	192
BLOCK A2										
201	1	2	55	22	8	85	7	-	19	120
202	1	2	55	25	15	95	-	-	17	101
203	1	2	55	25	15	95	-	-	19	114
301	2	3	85	22	14	121	7	-	26	164
302	2	3	85	28	15	128	-	-	22	148

FOURTH FLOOR  
A2



FOURTH FLOOR  
A1



Unit No.	Bedrooms	Floor	Internal Covered Area/m <sup>2</sup>	Covered Balconies/m <sup>2</sup>	Covered Garden/m <sup>2</sup>	Total Covered Area/m <sup>2</sup>	Uncovered Verandas/m <sup>2</sup>	Roof Garden/m <sup>2</sup>	Storage & Common/m <sup>2</sup>	Total Area/m <sup>2</sup>
BLOCK A1										
401	3	4	116	29	19	165	-	-	129	293
402	2	4	85	20	-	105	-	-	55	160
403	3	4	130	30	17	167	-	-	74	241
BLOCK A2										
401	2	4	85	22	14	121	-	-	26	157
402	2	4	85	28	15	128	-	-	22	148

ROOF  
GARDEN

A2

ROOF

A1

