

## 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 Region: **Limassol**  
 Coordinates: **34.702334422334 / 33.086517698833**

## 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

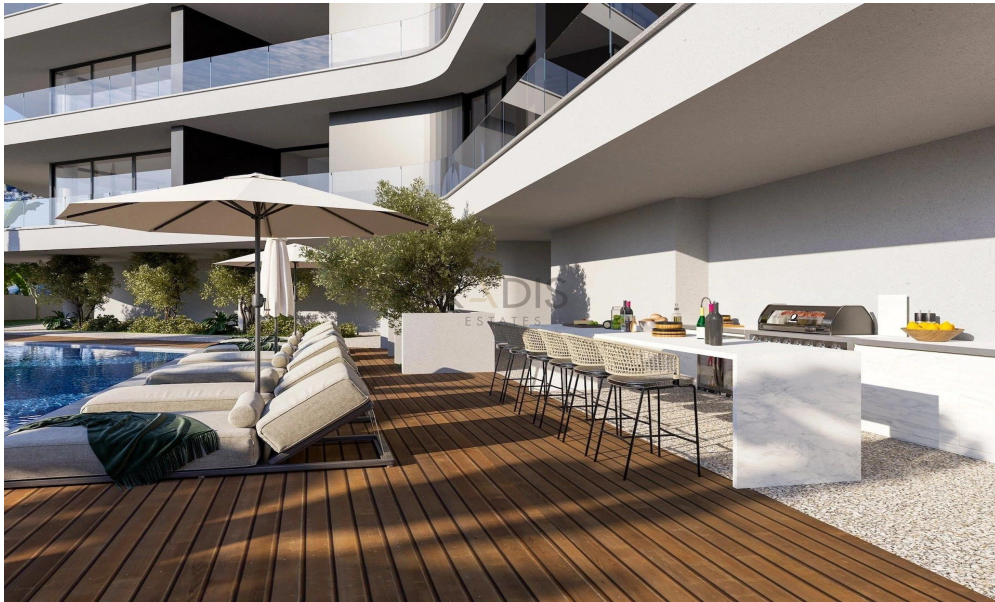
|                            |             |            |                          |
|----------------------------|-------------|------------|--------------------------|
| Registration number        | <b>506</b>  | Email      | <b>info@kadis.com.cy</b> |
| License number             | <b>62/E</b> | Legal 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                                   | 20                               | 18                            | 130                               | 10                                | -                          | 50                              | 178                       |
| 102      | 2        | 1     | 85                                   | 20                               | -                             | 105                               | -                                 | -                          | 28                              | 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

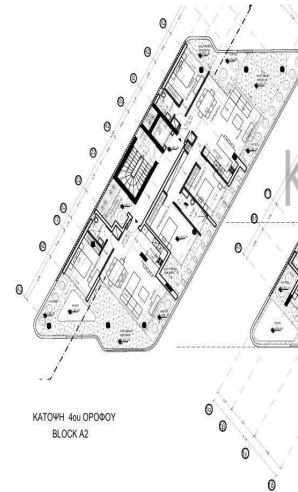


SECOND / THIRD FLOOR  
A1

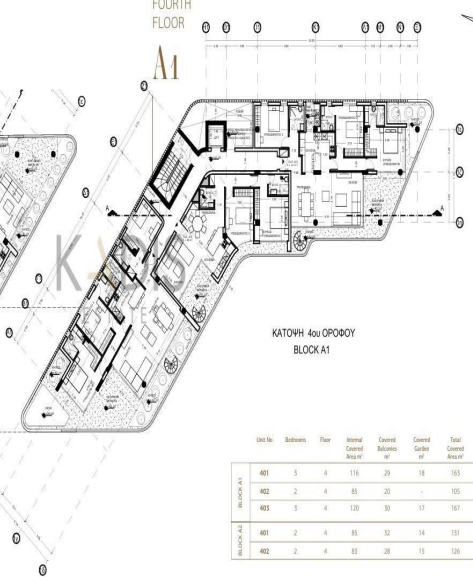


| Unit No. | Bedrooms | Floor | Internal Covered Area m <sup>2</sup> | Covered Balconies m <sup>2</sup> | Covered Garden m <sup>2</sup> | Total Covered Area m <sup>2</sup> | Uncovered Verandas m <sup>2</sup> | Roof Garden m <sup>2</sup> | Storage & Common m <sup>2</sup> | Total Area m <sup>2</sup> |
|----------|----------|-------|--------------------------------------|----------------------------------|-------------------------------|-----------------------------------|-----------------------------------|----------------------------|---------------------------------|---------------------------|
| BLOCK A1 |          |       |                                      |                                  |                               |                                   |                                   |                            |                                 |                           |
| 201      | 2        | 2     | 92                                   | 20                               | 18                            | 130                               | -                                 | -                          | 50                              | 180                       |
| 202      | 2        | 2     | 85                                   | 20                               | -                             | 105                               | -                                 | -                          | 28                              | 134                       |
| 203      | 3        | 2     | 110                                  | 30                               | 17                            | 157                               | -                                 | -                          | 55                              | 192                       |
| 301      | 2        | 3     | 92                                   | 20                               | 18                            | 130                               | 10                                | -                          | 50                              | 178                       |
| 302      | 2        | 3     | 85                                   | 20                               | -                             | 105                               | -                                 | -                          | 28                              | 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     | 50                                   | 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



KΑΤΟΗΦ 4ου ΟΡΟΦΟΥ  
BLOCK 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                                  | 20                               | 18                            | 154                               | -                                 | -                          | 128                             | 282                       |
| 402      | 2        | 4     | 85                                   | 20                               | -                             | 105                               | -                                 | -                          | 58                              | 163                       |
| 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

