

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

### Contemporary Comfort - 2-Bedroom Apartment

The two-bedroom apartment balances style, space, and functionality, making it an excellent choice for small families or couples seeking a refined home near the sea.

### Design & Architecture

Generous floor-to-ceiling glazing brings in abundant daylight, while wide verandas create a smooth indoor-outdoor flow. The open-plan design ensures connectivity between living, dining, and kitchen areas.

### Interiors & Finishes

The master bedroom features an en-suite bathroom and built-in wardrobes, while the second bedroom offers flexibility for children, guests, or a private office. Modern kitchens with premium finishes a...

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>108</b>			Reference Number	<b>234528</b>
Covered Veranda	<b>23</b>			Property type	<b>Apartment</b>
Floor Number	<b>3</b>	Parking	<b>Covered, Yes</b>	Condition	<b>Under Construction</b>
Total Number of Floors	<b>4</b>			Construction Year	<b>2026</b>
Energy Efficiency	<b>A</b>			Bathrooms	<b>2</b>
Air Conditioning	<b>All rooms, Yes</b>				

Amenities	Location	Region
• Parking	<b>Location:</b> Potamos Germasogeias Coordinates: <b>34.700320567249 / 33.082236915343</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>€5 602.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: MySpace

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License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty Ltd</b>
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## Price change history

€575 000 on Feb 2, 2025

€605 000 on May 7, 2025

