

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

Introducing a stunning new development in Potamos Germasoya, Limassol—Estimated Delivery Date: September 2026. This under-construction project offers 14 contemporary and elegant apartments across 4 floors.



### Key Features:

- 1-, 2-, and 3-bedroom apartments with modern finishes.
- Prime location in the vibrant tourist area, within walking distance to the sea, parks, supermarkets, pharmacies, and public transportation.
- Communal Swimming Pool and A-class Energy Efficiency.
- Exclusive 3-bedroom top-floor apartments with private roof gardens and pools.
- Incorporating the latest Smart Home Technology for convenience and modern living.

### Property Info

Covered Area	<b>108</b>
Covered Veranda	<b>23</b>
Floor Number	<b>3</b>
Total Number of Floors	<b>4</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking **Yes**

### Additional info

Reference Number	<b>234528</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2026</b>
Bathrooms	<b>2</b>

### Amenities

### Location

Mar 13, 2025

1/4

<https://index.cy/sale/6172029>



• Elevator

**Location:** Potamos Germasogeias

Region: **Limassol**

Coordinates: **34.700320567249 / 33.082236915343**

[www.index.cy](http://www.index.cy) - All Cyprus Real Estate

## Price: €575 000 + VAT

VAT for this property is **€28,750** or **€109,250**. 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>€5 324.00/m<sup>2</sup></b>		

## Representative: MySpace

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## Price change history

€575 000 on Feb 2, 2025

