

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

Located in the highly sought-after area of Potamos Germasogeia, this modern 2-bedroom apartment offers a perfect combination of comfort, convenience, and contemporary design. Just moments away from the beach and all essential amenities, it is ideal for both residential living and investment. The apartment features a well-designed layout with a bright open-plan living and dining area, seamlessly connected to a modern kitchen. Large windows allow for plenty of natural light, creating a welcoming and airy atmosphere. Both bedrooms are spacious and thoughtfully designed, providing comfort and functionality.

### Property Features:

2 spacious bedrooms  
Open-plan kitchen, dining, a...

### Property Info

Covered Area **85**  
Floor Number **1**  
Total Number of Floors **3**  
Energy Efficiency **A**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **234906**  
Property type **Apartment**  
Condition **Brand New**  
Construction Year **2028**  
Bathrooms **2**

### Amenities

- Parking

### Location

**Location:** Potamos Germasogeias Region: **Limassol**

## Price: €550 000 + VAT

VAT for this property is **€27,500** or **€104,500**. 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>€6 471.00/m<sup>2</sup></b>		

## Representative: MySpace

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## Price change history

€550 000 on Feb 14, 2025

