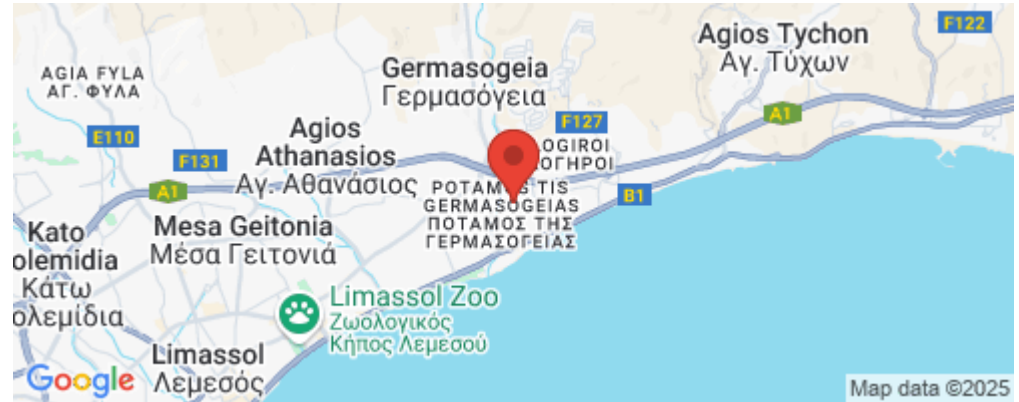


## 2 Bedroom Apartment for Sale in Potamos Germasogeias, Limassol District

Situated in the Germasogeia Tourist Area, just 700 meters from the sea, this modern apartment offers comfort, style and access to excellent facilities.



### Key Features:

- 2 bedrooms
- 2 WCs
- Internal area: 110 m<sup>2</sup>
- Covered veranda: 29 m<sup>2</sup>
- Bright open-plan living and kitchen area with seamless indoor-outdoor flow
- One family bathroom plus a guest toilet
- VRV cooling system and underfloor heating
- Private storage room
- Uncovered parking space
- Construction Year: 2020

### Exclusive Resident Amenities:

- Stylish communal lobby
- Fully equipped outdoor gym and relaxing sauna

...

**Plot / Area Info**

**Additional info**

Covered Area **110**  
Heating **Underfloor Heating, Yes**  
Air Conditioning **All rooms, Yes**

Pool **Yes**  
Parking **Uncovered, Yes**

Reference Number **10266**  
Property type **Apartment**  
Condition **Pre-Owned**  
Bathrooms **2**  
View **City view**

**Amenities**

**Location**

- Gym

**Location:** Potamos Germasogeias      Region: **Limassol**  
Coordinates: **34.703372 / 33.091957**

## Price: €610 000 + VAT

VAT for this property is **€30,500** or **€115,900**. 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>~€21 000.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 545.00/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: +35722344842			

## Price change history

€610 000 on Feb 18, 2025



