

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

For sale is a stunning apartment currently under construction in the vibrant area of Potamos Germasogeias. Spanning 55 m2, this one-bedroom, one-bathroom unit promises to be a perfect retreat for those seeking comfort and style. 

Situated in a gated complex, future residents can enjoy peace of mind along with modern conveniences. The apartment will feature underfloor heating and an elevator for added comfort and accessibility. The communal swimming pool provides a great space for relaxation and leisure.

Potamos Germasogeias is known for its lively atmosphere, with beautiful beaches, dining options, and shopping facilities just moments away. The apartment is conveniently loca...

### Property Info

|                  |                                |
|------------------|--------------------------------|
| Covered Area     | <b>55</b>                      |
| Furnishing       | <b>Unfurnished</b>             |
| Heating          | <b>Underfloor Heating, Yes</b> |
| Air Conditioning | <b>All rooms, Yes</b>          |

### Plot / Area Info

|         |                     |
|---------|---------------------|
| Pool    | <b>Yes</b>          |
| Parking | <b>Covered, Yes</b> |

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>28402</b>     |
| Property type    | <b>Apartment</b> |
| Condition        | <b>Brand New</b> |
| Bathrooms        | <b>1</b>         |

### Amenities

- Balcony

### Location

**Location:** Potamos Germasogeias      Region: **Limassol**  
**Coordinates: 34.692649 / 33.080357**

## Price: €379 500 + VAT

VAT for this property is **€18,975** or **€72,105**. 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>€6 900.00/m<sup>2</sup></b> |                 |             |

## Representative: FOX

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                                    | <b>488</b>   | Email      | <b>info@foxrealty.com.cy</b>               |
| License number   | <b>344/E</b> | Legal name | <b>FOX Smart Estate Agency Network Ltd</b> |
| Phone: <b>+35726940150, +35725267777, +35725760781</b> |              |            |  |

## Price change history

€345 000 on Feb 19, 2025

€379 500 on Nov 19, 2025



