

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

For sale: A modern apartment currently under construction in the sought-after area of Potamos Germasogeias. This first-floor unit boasts a spacious internal area of 83 m<sup>2</sup>, featuring 2 comfortable bedrooms and 2 well-appointed bathrooms. With an elevator in the building, accessibility is easy for all residents. 

Potamos Germasogeias is a vibrant area known for its beautiful beaches, lively atmosphere, and excellent amenities. Residents can enjoy nearby cafes, restaurants, and shops, as well as easy access to the highway, making commuting and exploring incredibly convenient. The area is perfect for both relaxation and entertainment.

The apartment is part of a gated complex that...

Property Info	Plot / Area Info		Additional info	
Covered Area	<b>83</b>		Reference Number	<b>28404</b>
Furnishing	<b>Unfurnished</b>	Pool	Property type	<b>Apartment</b>
Heating	<b>Underfloor Heating, Yes</b>	Parking	Condition	<b>Brand New</b>
Air Conditioning	<b>All rooms, Yes</b>		Bathrooms	<b>2</b>

Amenities	Location	
• Balcony	<b>Location:</b> Potamos Germasogeias	Region: <b>Limassol</b> Coordinates: <b>34.692649 / 33.080357</b>

## Price: €715 000 + VAT

VAT for this property is **€35,750** or **€135,850**. 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>€8 614.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
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## Price change history

€650 000 on Feb 19, 2025

€715 000 on Nov 19, 2025



