

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

For sale is a modern apartment currently under construction in the desirable neighborhood of Potamos Germasogeias. This expansive unit offers 82 m<sup>2</sup> of internal living space, designed for both comfort and practicality. Featuring two spacious bedrooms and two well-appointed bathrooms, this apartment is perfect for families or those seeking extra space. x

Located on the third floor of a four-story building with an elevator, residents will enjoy easy access and convenience. The apartment is situated within a gated complex, ensuring safety and privacy. Added features include underfloor heating for a cozy atmosphere during cooler months and access to a communal swimming pool, perfect for r...

### Property Info

		Plot / Area Info		Additional info	
Covered Area	<b>82</b>			Reference Number	<b>28406</b>
Furnishing	<b>Unfurnished</b>	Pool	<b>Yes</b>	Property type	<b>Apartment</b>
Heating	<b>Underfloor Heating, Yes</b>	Parking	<b>Covered, Yes</b>	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: €726 000 + VAT

VAT for this property is **€36,300** or **€137,940**. 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>€8 854.00/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

€660 000 on Feb 19, 2025

€726 000 on Nov 19, 2025



