


## 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  m2 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.

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

Covered Area	<b>82</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>28406</b>
Property type	<b>Apartment</b>
Condition	<b>Brand New</b>
Bathrooms	<b>2</b>

### Amenities

- Balcony

### Location

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

## 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	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€8 854.00/m²</b>		

## 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







