


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

For sale: an exciting opportunity to own an under-construction apartment in Potamos Germasogeias. This contemporary property offers spacious living with an internal area of 80 m<sup>2</sup>, featuring two comfortable bedrooms and two modern bathrooms. Situated on the first floor of a five-story building, the apartment is easily accessible via an elevator. 

Potamos Germasogeias is known for its vibrant atmosphere and proximity to essential amenities. Residents enjoy access to shops, restaurants, and cafes, as well as beautiful beaches just a short walk away. The area's excellent transport links make commuting easy, with the highway close by, ensuring you remain connected to the surroundin...

### Property Info

Covered Area	<b>80</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>28440</b>
Property type	<b>Apartment</b>
Condition	<b>Brand New</b>
Bathrooms	<b>2</b>

### Amenities

- Garden

### Location

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

## Price: €770 000 + VAT

VAT for this property is **€38,500** or **€146,300**. 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>€9 625.00/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

€700 000 on Feb 20, 2025

€770 000 on Nov 19, 2025

