

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

For sale: a stunning 1-bedroom apartment located in the vibrant area of Potamos Germasogeias. Currently under construction, this modern unit offers a spacious internal area of 55 m<sup>2</sup>. Positioned on the second floor of a five-story building, it is easily accessible with an elevator. X

Potamos Germasogeias is a sought-after area known for its picturesque setting, vibrant atmosphere, and close proximity to beautiful beaches. Residents enjoy easy access to a variety of local amenities, including shops, restaurants, and cafes. With the highway just a short drive away, commuting and exploring nearby attractions is convenient and straightforward.

This apartment features energy-effici...

**Property Info**

Covered Area

**55**

Furnishing

**Unfurnished**

Heating

**Underfloor Heating, Yes**

Air Conditioning

**All rooms, Yes**

**Plot / Area Info**

Pool

**Yes**

Parking

**Covered, Yes**

**Additional info**

Reference Number

**28442**

Property type

**Apartment**

Condition

**Brand New**

Bathrooms

**1**

**Amenities****Location**

• Garden

**Location:** Potamos Germasogeias

Region: **Limassol**

Coordinates: **34.692649 / 33.080357**

## Price: €495 000 + VAT

VAT for this property is **€24,750** or **€94,050**. 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>€9 000.00/m<sup>2</sup></b>	Common expenses	<b>None</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

€450 000 on Feb 20, 2025

€495 000 on Nov 19, 2025

