

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

This exciting opportunity features a modern apartment for sale, currently under construction, spanning 55 m2. Located on the third floor of a five-story building with elevator access, this one-bedroom, one-bathroom unit perfectly balances comfort and convenience. X

Nestled in the charming area of Potamos Germasogeias, residents can enjoy a vibrant atmosphere filled with cafes, shops, and beautiful beaches, all within walking distance. The neighborhood is just a short drive from the highway, making travel easy and efficient.

Designed with energy efficiency in mind, this apartment boasts an energy rating of A, ensuring lower utility bills and a minimal carbon footprint. The fla...

### Property Info

Covered Area	<b>55</b>	Plot / Area Info		Additional info	
Furnishing	<b>Unfurnished</b>	Pool	<b>Yes</b>	Reference Number	<b>28449</b>
Heating	<b>Underfloor Heating, Yes</b>	Parking	<b>Covered, Yes</b>	Property type	<b>Apartment</b>
Air Conditioning	<b>All rooms, Yes</b>			Condition	<b>Brand New</b>

### Amenities

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

## 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>
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## 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>
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## Price change history

€450 000 on Feb 20, 2025

€495 000 on Nov 19, 2025

