

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

For sale: a modern apartment under construction, perfectly situated in the vibrant area of Potamos Germasogeias. With an internal space of 80 m<sup>2</sup>,  this property features two comfortable bedrooms and two well-designed bathrooms, catering to both individual and family needs.

Located on the third floor of a five-story building equipped with an elevator, this apartment promises ease and accessibility. The gated complex ensures a secure living environment, while the communal swimming pool offers a refreshing escape for residents. Additional highlights include energy efficiency rating A and underfloor heating for your comfort year-round.

Potamos Germasogeias is known for its livel...

### 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>28450</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: €748 000 + VAT**

VAT for this property is **€37,400** or **€142,120**. 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>€9 350.00/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**

€680 000 on Feb 20, 2025

€748 000 on Nov 19, 2025

