


## 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>
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## Price change history

€680 000 on Feb 20, 2025

€748 000 on Nov 19, 2025

