

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

For sale: a stunning apartment currently under construction, situated on the fourth floor of a five-story building in Potamos Germasogeias. This property offers a generous internal space of 80 m2 with a thoughtfully designed layout featuring 2 spacious bedrooms and 2 modern bathrooms. Enjoy the convenience of an elevator for easy access.



Potamos Germasogeias is a vibrant area known for its beautiful beaches and lively atmosphere. This prime location benefits from close proximity to excellent amenities, including shops, restaurants, and cafes. The easy access to the highway allows for quick travel to nearby attractions and cities, enhancing your everyday living experience.

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### 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>28452</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: €775 500 + VAT

VAT for this property is **€38,775** or **€147,345**. 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>€9 694.00/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

€705 000 on Feb 20, 2025

€775 500 on Nov 19, 2025

