


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

For sale is a modern apartment currently under construction, offering a spacious internal area of 80 m2. This top-floor unit features 2 bedrooms and 2 bathrooms, providing ample space for comfort. Located in the desirable neighborhood of Potamos Germasogeias, residents can enjoy a vibrant atmosphere, with beautiful beaches, local shops, and a variety of restaurants just steps away. The area is well-connected, with easy access to the highway, making it convenient to explore nearby attractions. 

The apartment is part of a gated complex designed for optimal energy efficiency, rated A. It comes unfurnished, allowing you to create your own personal style. Notable features include underfl...

### 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>28459</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: €1 078 000 + VAT

VAT for this property is **€53,900** or **€204,820**. 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>€13 475.00/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

€980 000 on Feb 20, 2025  
 €1 078 000 on Nov 19, 2025

