

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

A contemporary residential project in Potamos Germasogeia tourist area of Limassol, just 600 meters from the beach. It is conveniently located within walking distance to all necessary city amenities, yet tucked away from the hustle and bustle of the seafront road. Our new development features a modern 4-storey building with 12 spacious 1 and 2-bedroom apartments, residing on a large plot of 1481 m<sup>2</sup>. The common facilities include a swimming pool, barbecue area, covered and uncovered parking areas, storage area, an electric vehicle charging point and green areas. The complex benefits from secure gated entrance and intercom entry system to all units. Each apartment has a storage...

### Property Info

Covered Area **110**  
 Furnishing **Unfurnished**  
 Heating **Underfloor Heating, Yes**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Pool **Yes**  
 Parking **Covered, Yes**

### Additional info

Reference Number **28591**  
 Property type **Apartment**  
 Condition **Brand New**  
 Bathrooms **2**

### Amenities

- Elevator

### Location

**Location:** Potamos Germasogeias Region: **Limassol**  
 Coordinates: **34.700980296403 / 33.09771314823**

**Price: €860 000 + VAT**

VAT for this property is **€43,000** or **€163,400**. 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>€7 818.00/m<sup>2</sup></b>		

**Representative: FOX**

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**Price change history**

€860 000 on Feb 28, 2025





