

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

The building has eight two-bedroom apartments and is located in a very sought-after area of Potamos Germasoyias and attracts both European and non-European investors.



It is located between the town center and the tourist areas, setting a highly exclusive residence scene. The Limassol / Nicosia highway is within easy reach, enabling travel to all other towns and Larnaca and Paphos Airports, thus avoiding the town center.

Its proximity to all essential amenities nearby, i.e., Banks, Restaurants, Retail Shops, Supermarkets, Café's, Water sports, and other amusements, makes this ideal location for residential and holiday living.

It is built in a modern design to ensure...

### Property Info

Covered Area	<b>103</b>
Covered Veranda	<b>23</b>
Floor Number	<b>3</b>
Total Number of Floors	<b>4</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking **Yes**

### Additional info

Reference Number	<b>4617</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2026</b>
Bathrooms	<b>2</b>

### Amenities

### Location



## Price: €470 000 + VAT

VAT for this property is **€23,500** or **€89,300**. 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>€4 563.00/m²</b>		

## Representative: MySpace

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## Price change history

€445 000 on Sep 27, 2023

€470 000 on Nov 13, 2023



**TYPICAL FLOOR PLAN**





