

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

This exceptional new residential development is located in one of the most sought-after areas, offering an ideal blend of luxury and convenience. Located just a short walk from the beach, residents will enjoy easy access to a wide range of amenities, including 5-star hotels and resorts, top-notch restaurants, high-end boutiques, and all essential services. The complex is designed with modern living in mind, featuring spacious apartments with high-quality finishes and contemporary designs.

The location offers a perfect balance of tranquility and proximity to vibrant city life, making it an ideal choice for those seeking a luxurious lifestyle in an area known for its elegance and cha...

### Property Info

Covered Area	<b>103</b>
Covered Veranda	<b>21</b>
Floor Number	<b>1</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Parking **Yes**

### Additional info

Reference Number	<b>235642</b>
Property type	<b>Apartment</b>
Construction Year	<b>2026</b>
Bathrooms	<b>2</b>

### Amenities

- Elevator

### Location

**Location:** Potamos Germasogeias Region: **Limassol**

**Price: €550 000 + VAT**

VAT for this property is **€27,500** or **€104,500**. 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>~€18 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 340.00/m<sup>2</sup></b>		

**Representative: MySpace**

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSACE Real Estate/ A.SP.Thinkrealty ltd</b>
Phone:	<b>+35795129336, +35799409010</b>		

**Price change history**

€550 000 on Mar 7, 2025





















