

## 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>  |
| Uncovered Veranda | <b>70</b>  |
| Floor Number      | <b>5</b>   |
| Energy Efficiency | <b>A</b>   |

### Plot / Area Info

Parking **Yes**

### Additional info

|                   |                  |
|-------------------|------------------|
| Reference Number  | <b>235647</b>    |
| Property type     | <b>Apartment</b> |
| Construction Year | <b>2026</b>      |
| Bathrooms         | <b>2</b>         |

### Amenities

- Elevator

### Location

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

## Price: €890 000 + VAT

VAT for this property is **€44,500** or **€169,100**. 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>~€32 200.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€8 641.00/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

€890 000 on Mar 7, 2025













