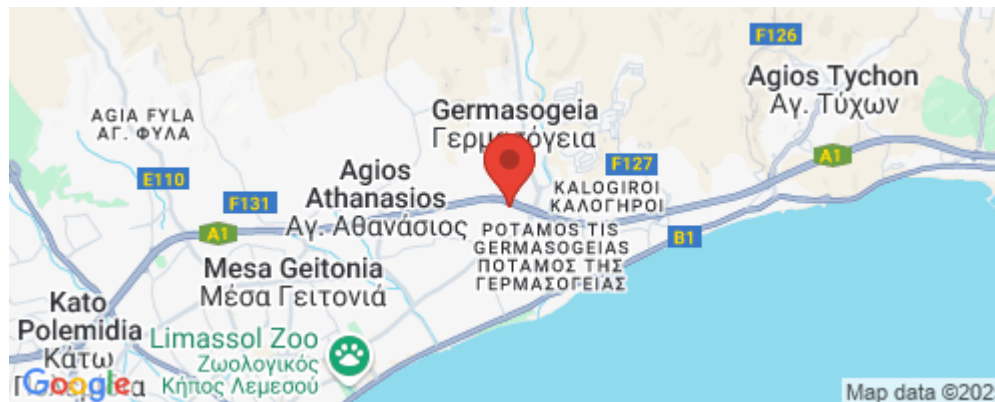


## 2 Bedroom Apartment for Sale in Potamos Germasogeias, Limassol District

Located in the prestigious Potamos Yermasoyias area, this elegant apartment offers a perfect blend of luxury, comfort, and investment potential in the heart of Limassol. Nestled within a tranquil residential enclave, it provides an exclusive living experience surrounded by upscale villas and boutique apartment blocks. Residents enjoy unparalleled convenience with easy access to essential amenities, vibrant entertainment, and pristine beaches. Whether as a refined home or a smart investment, this apartment presents an exceptional opportunity for those seeking upscale living in Limassol.



### Property Info

|                   |                    |
|-------------------|--------------------|
| Covered Area      | <b>88</b>          |
| Furnishing        | <b>Unfurnished</b> |
| Energy Efficiency | <b>A</b>           |
| Air Conditioning  | <b>No</b>          |

### Plot / Area Info

|         |                     |
|---------|---------------------|
| Parking | <b>Covered, Yes</b> |
|---------|---------------------|

### Additional info

|                  |                           |
|------------------|---------------------------|
| Reference Number | <b>10196</b>              |
| Property type    | <b>Apartment</b>          |
| Condition        | <b>Under Construction</b> |
| Bathrooms        | <b>2</b>                  |

### Amenities

#### Location

**Location:** Potamos Germasogeias      Region: **Limassol**  
**Coordinates: 34.7087173 / 33.0824497**

## Price: €446 000 + VAT

VAT for this property is **€22,300** or **€84,740**. 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>€5 068.00/m<sup>2</sup></b> |                 |             |

## Representative: M Residence

|  |              |            |                             |
|--|--------------|------------|-----------------------------|
| Registration number                      | <b>791</b>   | Email      | <b>hello@mresidence.com</b> |
| License number                           | <b>363/E</b> | Legal name | <b>N/A</b>                  |
| Phone: <b>+35722261516, +35770087600</b> |              |            |                             |

## Price change history

€446 000 on Mar 23, 2025





