

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

Experience refined living in this exquisite two-bedroom apartment, located in the prestigious Potamos Germasogeia area, blending timeless elegance with modern comforts. X

### Key Features:

- Bedrooms: 2
- Bathrooms: 2
- Internal Area: 93 m<sup>2</sup>
- Uncovered Veranda: 26 m<sup>2</sup>
- Floor Level: 2nd
- Underfloor Heating & Full Air Conditioning
- Private Parking & Storage Room

### Property Highlights:

- Classic colonial architecture with premium materials and a thoughtfully designed layout
- High ceilings (3.10m) for a grand, spacious feel
- High-end finishes featuring marble, granite, parquet and premium woo...

Property Info	Plot / Area Info	Additional info
Covered Area Heating Air Conditioning	<b>93</b> <b>Underfloor Heating, Yes</b> <b>All rooms, Yes</b>	Reference Number <b>11086</b> Property type <b>Apartment</b> Condition <b>Brand New</b>
	Pool Parking	<b>Covered, Yes</b> Bathrooms <b>2</b>

Amenities	Location	Region
• Gym	<b>Location:</b> Potamos Germasogeias Coordinates: <b>34.69545003 / 33.07797447</b>	<b>Limassol</b>

## Price: €645 000 + VAT

VAT for this property is **€32,250** or **€122,550**. 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 Price per SQM	<b>None</b> <b>€6 935.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Kadis Estates

Registration number	<b>506</b>	Email	<b>info@kadis.com.cy</b>
License number	<b>62/E</b>	Legal name	<b>N/A</b>
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## Price change history

€599 000 on Mar 25, 2025

€645 000 on Nov 26, 2025







