


## 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. 

### 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

Covered Area	<b>93</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>11086</b>
Property type	<b>Apartment</b>
Condition	<b>Brand New</b>
Bathrooms	<b>2</b>

### Amenities

- Gym

### Location

**Location:** Potamos Germasogeias      Region: **Limassol**  
**Coordinates: 34.69545003 / 33.07797447**

## 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	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€6 935.00/m<sup>2</sup></b>		

## 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>
Phone: <b>+35722344842</b>			

## Price change history

€599 000 on Mar 25, 2025

€645 000 on Nov 26, 2025



