

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

A 2 bedroom apartment within a contemporary residential project in Potamos Germasogeias tourist area of Limassol, just 600 meters from the beach. It is conveniently located within walking distance to all necessary city amenities, yet tucked away from the hustle and bustle of the seafront road. ✖

Characteristics of the apartment:

- open plan kitchen and living area;
- 2 bedroom;
- 2 bathroom;
- private parking space;
- private storage.

Our new development features a modern 4-storey building with 12 spacious 1 and 2-bedroom apartments, residing on a large plot of 1481 m<sup>2</sup>. The common facilities include a swimming pool, ...

### Property Info

|                        |                                |
|------------------------|--------------------------------|
| Covered Area           | <b>143</b>                     |
| Covered Veranda        | <b>33</b>                      |
| Floor Number           | <b>3</b>                       |
| Total Number of Floors | <b>4</b>                       |
| Energy Efficiency      | <b>A</b>                       |
| Heating                | <b>Underfloor Heating, Yes</b> |
| Air Conditioning       | <b>All rooms, Yes</b>          |

### Plot / Area Info

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

### Additional info

|                  |                           |
|------------------|---------------------------|
| Reference Number | <b>3511</b>               |
| Property type    | <b>Apartment</b>          |
| Condition        | <b>Under Construction</b> |
| Bathrooms        | <b>2</b>                  |

### Amenities

- Parking

### Location

**Location:** Potamos Germasogeias      Region: **Limassol**  
 Coordinates: **34.703491231698 / 33.094457391454**

## Price: €860 000 + VAT

VAT for this property is **€43,000** or **€163,400**. 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>€6 014.00/m<sup>2</sup></b> |                 |             |

## Representative: RealDeal Estates

|                     |                                   |            |  |
|---------------------|-----------------------------------|------------|--|
| Registration number | <b>1311</b>                       | Email      | <b>info@realdeal.cy</b>                          |
| License number      | <b>347/E</b>                      | Legal name | <b>Esperia Estates (Limassol-Paphos) Limited</b> |
| Phone:              | <b>+35725255505, +35794001333</b> |            |  |

## Price change history

€860 000 on Apr 8, 2025







