

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 m². The common facilities include a swimming pool, ...

| Property Info | Plot / Area Info | Additional info | | |
|------------------------|--------------------------------|-----------------|------------------|---------------------------|
| Covered Area | 145 | | | |
| Covered Veranda | 35 | | | |
| Uncovered Veranda | 14 | | Reference Number | 3514 |
| Floor Number | 4 | Pool | Property type | Apartment |
| Total Number of Floors | 4 | Parking | Condition | Under Construction |
| Energy Efficiency | A | | Bathrooms | 2 |
| Heating | Underfloor Heating, Yes | | | |
| Air Conditioning | All rooms, Yes | | | |

| Amenities | Location | Region: Limassol |
|-----------|--|------------------|
| • Parking | Location: Potamos Germasogeias Coordinates: 34.703491231698 / 33.094457391454 | |

Price: €940 000 + VAT

VAT for this property is **€47,000** or **€178,600**. 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.

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|-----|-----------------|-------------------------------------|---|-----------------|-------------|
| VAT | Excluded | Title transfer fee Price per SQM | None €6 483.00/m² | Common expenses | None |
|-----|-----------------|-------------------------------------|---|-----------------|-------------|

Representative: RealDeal Estates

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|--|--------------|------------|--|
| Registration number | 1311 | Email | info@realdeal.cy |
| License number | 347/E | Legal name | Esperia Estates (Limassol-Paphos) Limited |
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Price change history

€940 000 on Apr 8, 2025







