

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

A modern 2-bedroom apartment located in one of Limassol's most desirable residential areas — Potamos Germasogeias. Built in 2023, this stylish home is part of a secure, gated complex featuring beautifully landscaped gardens, a communal swimming pool with sunbeds, a shaded pergola, and green leisure areas. ✖

The apartment offers 85 sq.m. of internal living space with an open-plan layout that flows into a generous 22 sq.m. covered veranda. It features two bedrooms — one with an en-suite shower — and a second bathroom with a bathtub.

Equipped with underfloor heating and split-unit A/C in all rooms, it also includes two underground parking spaces, a private storage room, a...

**Property Info**

Covered Area

**85**

Furnishing

**Unfurnished**

Heating

**Underfloor Heating, Yes**

Air Conditioning

**All rooms, Yes**

**Plot / Area Info**

Pool

**Yes**

Parking

**Covered, Yes**

**Additional info**

Reference Number

**29225**

Property type

**Apartment**

Condition

**Brand New**

Bathrooms

**2**

**Amenities****Location**

• Garden

**Location:** Potamos Germasogeias

Region: **Limassol**

Coordinates: **34.698111498858 / 33.085022205121**

## Price: €515 000 + VAT

VAT for this property is **€25,750** or **€97,850**. 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>€6 059.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
-----	-----------------	-------------------------------------	---	-----------------	-------------

## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
License number	<b>344/E</b>	Legal name	<b>FOX Smart Estate Agency Network Ltd</b>
Phone: <b>+35726940150, +35725267777, +35725760781</b>			

## Price change history

€515 000 on Apr 16, 2025





