

## 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	<b>85</b>
Furnishing	<b>Unfurnished</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>29225</b>
Property type	<b>Apartment</b>
Condition	<b>Brand New</b>
Bathrooms	<b>2</b>

### Amenities

- Garden

### Location

**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	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€6 059.00/m<sup>2</sup></b>		

## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
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## Price change history

€515 000 on Apr 16, 2025





