

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

This modern two-bedroom apartment is available for sale in the prime area of Potamos Germasogeias, Limassol. Located on the first floor of a contemporary three-storey building, the apartment features an elegant open-plan kitchen, dining, and living area, creating a spacious and functional layout. It includes two bedrooms, with the master bedroom benefiting from an en-suite bathroom, a main bathroom, and both covered and uncovered verandas ideal for outdoor living. The property also provides one covered parking space and a storage room on the ground floor for added convenience. Nestled in a prestigious neighborhood surrounded by luxury villas and charming apartment buildings, this residenc...

### Property Info

Covered Area	<b>111</b>
Covered Veranda	<b>24</b>
Uncovered Veranda	<b>11</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>3</b>
Furnishing	<b>Unfurnished</b>

### Plot / Area Info

Parking	<b>Covered, Yes</b>
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### Additional info

Reference Number	<b>50618</b>
Property type	<b>Apartment</b>
Construction Year	<b>2027</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

**Location:** Potamos Germasogeias Region: **Limassol**

**Price: €446 000 + VAT**

VAT for this property is **€22,300** or **€84,740**. 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>~€14 440.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 018.00/m<sup>2</sup></b>		

**Representative: G&P Lazarou Estate Agents**

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**Price change history**

€446 000 on Apr 30, 2025





