

## 2 Bedroom Apartment for Sale in Limassol District

For sale off plan is a modern 2-bedroom, 2-bathroom apartment, offering 90 m<sup>2</sup> of internal space. Situated on the 4th floor of a 5-story building with elevator, this property combines comfort and style. The apartment enjoys a prime sea front position, with stunning sea views from the living areas. It features an open-plan layout, central air conditioning, underfloor heating, and boasts an excellent energy efficiency rating of class A.



Located in the sought-after area of Potamos Germasogeia, the property is part of a secure gated complex with a beautiful communal swimming pool. Potamos Germasogeia is well known for its calm atmosphere and convenient lifestyle, offering quick access ...

### Property Info

Covered Area	<b>90</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>18713</b>
Property type	<b>Apartment</b>
Condition	<b>Brand New</b>
Bathrooms	<b>2</b>
View	<b>Sea view</b>

### Amenities

- Garden

### Location

Region: **Limassol**  
Coordinates: **34.689994253048 / 33.073405894586**

**Price: €880 000 + VAT**

VAT for this property is **€44,000** or **€167,200**. 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>€9 778.00/m²</b>		

**Representative: Purple International Real Estate**

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**Price change history**

€880 000 on May 2, 2025

