

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

Prime location just 2 minutes' walk from Dasoudi Beach and Papas Supermarket, in a quiet residential area of Potamos Germasogeias.



### Key Features:

- 2 bedrooms
- 2 WC – including main bathroom with Jacuzzi & guest toilet
- Internal area: 81 m<sup>2</sup>
- Covered veranda: 16 m<sup>2</sup>
- Private roof garden: 70 m<sup>2</sup>
- Fully furnished and equipped
- Open-plan kitchen and living area
- Air conditioning throughout
- Title deed available

### Building Amenities:

- Boutique building with only 8 apartments
- Communal swimming pool
- Private covered parking & storage room

### Property Info

Sep 10, 2025

### Plot / Area Info

1/5

### Additional info

<https://index.cy/sale/7294160>

Covered Area	<b>81</b>	Pool	<b>Yes</b>
Air Conditioning	<b>All rooms, Yes</b>	Parking	<b>Covered, Yes</b>

Reference Number	<b>11709</b>
Property type	<b>Apartment</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>2</b>

**Amenities**

- Guest WC

**Location**

<b>Location:</b> Potamos Germasogeias	Region: <b>Limassol</b>
Coordinates: <b>34.693804 / 33.078313</b>	

## Price: €460 000 + VAT

VAT for this property is **€23,000** or **€87,400**. 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>~€15 000.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 679.00/m<sup>2</sup></b>		

## Representative: Kadis Estates

Registration number	<b>506</b>	Email	<b>info@kadis.com.cy</b>
License number	<b>62/E</b>	Legal name	<b>N/A</b>
Phone: +35722344842			

## Price change history

€460 000 on May 6, 2025





