

## 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

Covered Area **81**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Pool **Yes**  
 Parking **Covered, Yes**

### Additional info

Reference Number **11709**  
 Property type **Apartment**  
 Condition **Pre-Owned**  
 Bathrooms **2**

### Amenities

### Location



• Guest WC

**Location:** Potamos Germasogeias      Region: **Limassol**  
**Coordinates:** **34.693804 / 33.078313**

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## 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>
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## Price change history

€460 000 on May 6, 2025



