

2 Bedroom Apartment for Sale in Potamos Germasogeias, Limassol District

Contemporary Comfort – 2-Bedroom Apartment

The two-bedroom apartment balances style, space, and functionality, making it an excellent choice for small families or couples seeking a refined home near the sea.

Design & Architecture

Generous floor-to-ceiling glazing brings in abundant daylight, while wide verandas create a smooth indoor-outdoor flow. The open-plan design ensures connectivity between living, dining, and kitchen areas.

Interiors & Finishes

The master bedroom features an en-suite bathroom and built-in wardrobes, while the second bedroom offers flexibility for children, guests, or a private office. Modern kitchens with premium finishes a...

| Property Info          |                | Plot / Area Info                                |              | Additional info   |                    |
|------------------------|----------------|---|--------------|-------------------|--------------------|
| Covered Area           | 108            |   |              | Reference Number  | 234529             |
| Covered Veranda        | 23             |   |              | Property type     | Apartment          |
| Floor Number           | 2              | Parking   | Covered, Yes | Condition         | Under Construction |
| Total Number of Floors | 4              |   |              | Construction Year | 2026               |
| Energy Efficiency      | A              |   |              | Bathrooms         | 2                  |
| Air Conditioning       | All rooms, Yes |   |              |                   |                    |
| Amenities              |                | Location  |              |                   |                    |
| • Parking              |                | Location: Potamos Germasogeias Region: Limassol |              |                   |                    |

## Price: €590 000 + VAT

VAT for this property is **€29,500** or **€112,100**. 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>€5 463.00/m²</b> |                 |             |

## Representative: MySpace

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>229/E</b> | Email      | <b>myspace.cyprus@gmail.com</b>                  |
| License number                           | <b>1047</b>  | Legal name | <b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b> |
| Phone: <b>+35795129336, +35799409010</b> |              |            |  |

## Price change history

€590 000 on May 7, 2025

