

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

This well-designed apartment provides stylish living spaces and premium amenities for residents seeking quality and convenience.



- \* Energy Efficiency Class A
- \* Heat-insulated façade and roof with 8 cm extruded polystyrene foam
- \* Thermal insulation aluminum systems (RABEL) with double-glazed windows
- \* High-quality Class A ceramic tiles and sanitary ware by ROCA
- \* GROHE faucets and mechanisms
- \* Granite kitchen countertops and sinks, oak melamine cabinetry
- \* Alarm system, CCTV surveillance, and controlled access entry gates
- \* Video-monitored pedestrian entrance from each apartment

### Prime Location

- \* Easy access to main roads and ci...

### Property Info

Covered Area	<b>106</b>
Covered Veranda	<b>26</b>
Floor Number	<b>2</b>
Total Number of Floors	<b>3</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number	<b>236809</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2026</b>
Bathrooms	<b>2</b>
View	<b>Sea view</b>

### Amenities

- Parking

### Location

**Location:** Potamos Germasogeias      Region: **Limassol**  
**Coordinates:** **34.6997318 / 33.0873408**

## Price: €450 000 + VAT

VAT for this property is **€22,500** or **€85,500**. 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>€4 245.00/m<sup>2</sup></b>		

## Representative: MySpace

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## Price change history

€450 000 on May 8, 2025



