

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

Experience coastal lifestyle at its finest, just moments from the sea.  
 Boutique living with a nautical spirit, blending quality, convenience and wellbeing, in a prime location.

- Only 50m from the sea, near Limassol's Nautical Club.
- 37 spacious, well-designed two and three-bedroom apartments.
- Penthouses with private roof terraces.
- Communal swimming pool and landscaped gardens.
- One-minute walk to the beach, easy access to the city centre and the highway.
- Surrounded by an array of amenities, services and facilities, including hotels, cafés, restaurants, supermarkets and more.



Here, it's you, between the sea an...

### Property Info

Covered Area **90**  
 Furnishing **Unfurnished**  
 Heating **Underfloor Heating, Yes**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

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

### Additional info

Reference Number **29571**  
 Property type **Apartment**  
 Condition **Brand New**  
 Bathrooms **2**

### Amenities

- Balcony

### Location

**Location:** Potamos Germasogeias      Region: **Limassol**  
 Coordinates: **34.692649 / 33.080357**

**Price: €960 000 + VAT**

VAT for this property is **€48,000** or **€182,400**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€10 667.00/m<sup>2</sup></b>		

**Representative: FOX**

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
License number	<b>344/E</b>	Legal name	<b>FOX Smart Estate Agency Network Ltd</b>
Phone: <b>+35726940150, +35725267777, +35725760781</b>			

**Price change history**

€880 000 on May 17, 2025

€960 000 on Nov 19, 2025

