

## 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	Plot / Area Info		Additional info	
Covered Area	<b>91</b>		Reference Number	<b>29575</b>
Furnishing	<b>Unfurnished</b>	Pool	Property type	<b>Apartment</b>
Heating	<b>Underfloor Heating, Yes</b>	Parking	Condition	<b>Brand New</b>
Air Conditioning	<b>All rooms, Yes</b>		Bathrooms	<b>2</b>

Amenities	Location	
• Balcony	<b>Location:</b> Potamos Germasogeias	Region: <b>Limassol</b> Coordinates: <b>34.692649 / 33.080357</b>

## Price: €780 000 + VAT

VAT for this property is **€39,000** or **€148,200**. 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 Price per SQM	<b>None</b> <b>€8 571.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
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## Price change history

€740 000 on May 17, 2025

€780 000 on Nov 19, 2025

