

## 2 Bedroom Apartment for Sale in Limassol District

For sale is a modern off-plan apartment located in the desirable Potamos Germasogeia area. This property offers 80 m<sup>2</sup> of comfortable internal space, designed for easy living. The apartment features two spacious bedrooms and two contemporary bathrooms. Situated on the first floor of a five-storey building with an elevator, it provides convenient access for residents of all ages.



Potamos Germasogeia is a vibrant and popular area, well-known for its pleasant atmosphere and mix of leisure and everyday amenities. Residents enjoy easy access to shops, cafes, restaurants, and schools, all within a short distance. The area is also well-connected, with quick and convenient links to the mai...

### Property Info

Covered Area	<b>80</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>17053</b>
Property type	<b>Apartment</b>
Condition	<b>Brand New</b>
Bathrooms	<b>2</b>

### Amenities

- Gym

### Location

Region: **Limassol**  
Coordinates: **34.70716368745 / 33.116039730441**

## Price: €703 000 + VAT

VAT for this property is **€35,150** or **€133,570**. 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>€8 788.00/m<sup>2</sup></b>		

## Representative: Purple International Real Estate

Registration number	<b>1052</b>	Email	<b>info@purpleinternational.eu</b>
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## Price change history

€770 000 on May 22, 2025

€704 000 on Jul 25, 2025

€703 000 on Aug 2, 2025



