

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

Contemporary Two-Bedroom Apartment Moments from the Sea – Germasogeia, Limassol

Ideally located just 200 meters from the beachfront and adjacent to the peaceful eucalyptus park of Dassoudi, this modern apartment offers refined coastal living in the heart of Limassol's tourist district.

The open-plan living space is enhanced by high ceilings (3.15m), floor-to-ceiling thermal aluminum windows, and carefully selected finishes including semi-solid parquet flooring and marble-clad bathrooms. The custom-designed kitchen and fitted wardrobes, sourced from top European brands, reflect a commitment to quality and detail.

Comfort is ensured year-round with underfloor heating...

### Property Info

Covered Area	<b>104</b>
Covered Veranda	<b>18</b>
Floor Number	<b>4</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number	<b>235197</b>
Property type	<b>Apartment</b>
Construction Year	<b>2027</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

**Location:** Potamos Germasogeias Region: **Limassol**

## Price: €1 110 000 + VAT

VAT for this property is **€55,500** or **€210,900**. 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>~€41 000.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€10 673.00/m²</b>		

## Representative: MySpace

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## Price change history

€1 020 000 on Jun 5, 2025  
 €1 110 000 on Jun 22, 2025

