

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

This elegant 2-bedroom apartment combines contemporary design with uninterrupted sea views, offering a serene and elevated living experience. Crafted with high-end finishes and thoughtfully planned spaces, it provides the perfect balance of comfort, style, and functionality.

### Design & Architecture

The apartment showcases clean architectural lines, floor-to-ceiling openings, and high-performance thermal materials. The façade is enhanced with energy-efficient glazing and thermal aluminium systems, ensuring exceptional insulation and sound protection. The generous veranda extends the living space outward, embracing the endless blue horizon.

### Interiors & Rooms

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#### Property Info

|                   |                       |
|-------------------|-----------------------|
| Covered Area      | <b>120</b>            |
| Floor Number      | <b>2</b>              |
| Energy Efficiency | <b>A</b>              |
| Air Conditioning  | <b>All rooms, Yes</b> |

#### Plot / Area Info

Parking **Covered, Yes**

#### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>237581</b>    |
| Property type    | <b>Apartment</b> |
| Condition        | <b>Brand New</b> |
| Bathrooms        | <b>2</b>         |

#### Amenities

- Parking

#### Location

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

## Price: €485 000 + VAT

VAT for this property is **€24,250** or **€92,150**. 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.

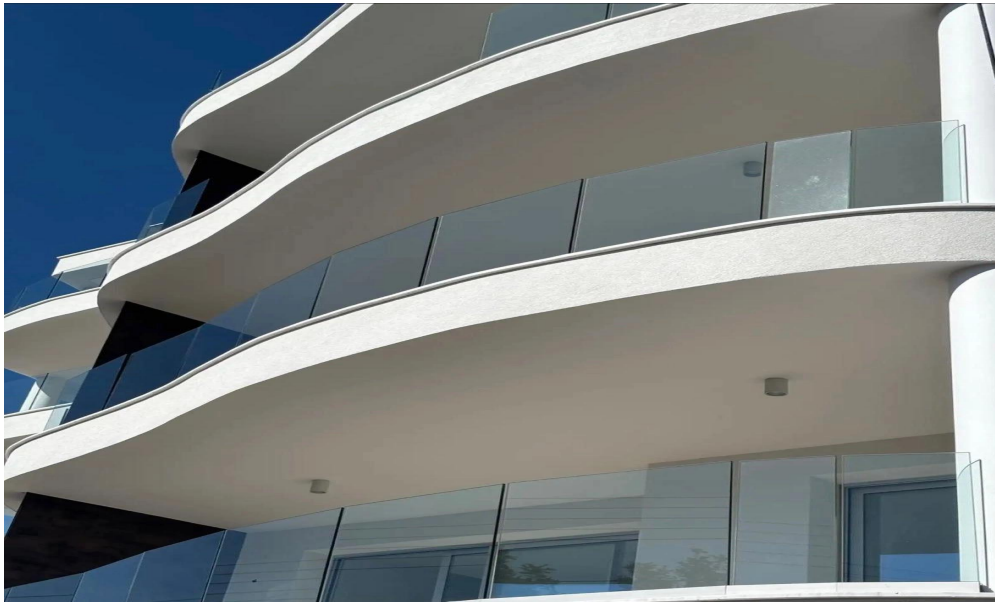
|     |                 |                    |                                |                 |             |
|-----|-----------------|--------------------|--------------------------------|-----------------|-------------|
| VAT | <b>Excluded</b> | Title transfer fee | <b>None</b>                    | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€4 042.00/m<sup>2</sup></b> |                 |             |

## Representative: MySpace

|                     |                                   |            |  |
|---------------------|-----------------------------------|------------|--|
| Registration number | <b>229/E</b>                      | Email      | <b>myspace.cyprus@gmail.com</b>                  |
| License number      | <b>1047</b>                       | Legal name | <b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b> |
| Phone:              | <b>+35795129336, +35799409010</b> |            |  |

## Price change history

€485 000 on Jun 24, 2025



**1-3 FLOOR**





