

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

Nestled in a highly sought-after location in the Germasogeia district, :spirit promises a seamless fusion of opportunities for business and leisure. Situated only moments away from a stretch of sandy beaches and close to a host of top-tier entertainment options, it combines proximity to key business centers and easy access to the main highway, delivering the best of both worlds. Perfectly merging urban lifestyle with a Mediterranean haven of prosperity, this property is ideal for residents and investors who desire to have everything at their fingertips.



EVERY PROPERTY IS DELIVERED WITH THE SIGNATURE TOP STANDARD FINISHES:

Semi-solid parquet floors in each room;

Marble f...

### Property Info

### Plot / Area Info

### Additional info

Covered Area

**87.3**

Furnishing

**Unfurnished**

Heating

**Underfloor Heating, Yes**

Air Conditioning

**All rooms, Yes**

Pool

**Yes**

Parking

**Covered, Yes**

Reference Number

**30358**

Property type

**Apartment**

Condition

**Brand New**

Bathrooms

**2**

View

**City view**

### Amenities

### Location

- Gym

**Location:** Potamos Germasogeias

Region: **Limassol**

Coordinates: **34.700536996366 / 33.084287983656**

**Price: €700 000 + VAT**

VAT for this property is **€35,000** or **€133,000**. 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>€8 046.00/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**

€700 000 on Jul 12, 2025







