

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

Located in the heart of the tourist area in a tranquil safe neighbourhood. This high end area boasts breathtaking panoramic views of the Mediterranean Sea and neighboring mountains. The complex is situated only 500 meters away from Limassol's golden sandy beaches and all necessary infrastructures, from supermarkets to pharmacies and from fine dining to high end shopping, Limassol has it all. Limassol boats everything, from a thriving night life to a calm relaxed resort and from a family environment to a business hub.

### Interior specification

Every property is delivered with the signature top standard finishes:

Semi-solid parquet floors in each room;

Marble floor an...

| Property Info    |                                | Plot / Area Info |                     | Additional info  |                  |
|------------------|--------------------------------|------------------|---------------------|------------------|------------------|
| Covered Area     | <b>90.8</b>                    |                  |                     | Reference Number | <b>30374</b>     |
| Furnishing       | <b>Unfurnished</b>             | Pool             | <b>Yes</b>          | Property type    | <b>Apartment</b> |
| Heating          | <b>Underfloor Heating, Yes</b> | Parking          | <b>Covered, Yes</b> | Condition        | <b>Brand New</b> |
| Air Conditioning | <b>All rooms, Yes</b>          |                  |                     | Bathrooms        | <b>2</b>         |

| Amilities | Location   | Region          |
|-----------|--|-----------------|
| • Gym     | <b>Location:</b> Potamos Germasogeias<br><b>Coordinates:</b> 34.693642931611 / 33.079925779992 | <b>Limassol</b> |

## Price: €940 000 + VAT

VAT for this property is **€47,000** or **€178,600**. 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>€10 444.00/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> |
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## Price change history

€940 000 on Jul 12, 2025







