

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

For sale is a modern, completed apartment offering 80 m2 of internal space in the sought-after area of Potamos Germasogeias. This bright and spacious home features two comfortable bedrooms and one well-appointed bathroom. Located on the first floor of a three-story building with elevator access, it is ideal for those seeking convenience and comfort.



Potamos Germasogeias is known for its relaxed lifestyle and vibrant community. The area offers a wonderful mix of cafés, restaurants, and shops, all just a short distance away. Residents also enjoy easy access to the nearby highway, making commutes simple and stress-free.

This apartment is part of a secure, gated complex and bo...

### Property Info

Covered Area	<b>80</b>
Furnishing	<b>Unfurnished</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>30652</b>
Property type	<b>Apartment</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>1</b>

### Amenities

- Balcony

### Location

**Location:** Potamos Germasogeias      Region: **Limassol**  
**Coordinates:** **34.700846305769 / 33.083083483735**

**Price: €550 000 + VAT**

VAT for this property is **€27,500** or **€104,500**. 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>~€18 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€6 875.00/m<sup>2</sup></b>		

**Representative: FOX**

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**Price change history**

€550 000 on Jul 26, 2025





