

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

This resale flat is located in Germasoyia area in Limassol Cyprus, in a very quiet residential area, just a walk away from the supermarkets, banks, restaurants and various amenities and a blue flagged beach. The flat is on the 1st floor (last floor) in a small complex of ground floor flats and 1st floor flats. The main features of the project and the apartment : Fully furnished Underfloor heating Ac in all rooms Fireplace No elevator Construction date is 2013 Title deed is available The Project has EPC certificate with "B" Energy Efficiency Rating.

### Property Info

Covered Area	<b>89</b>
Covered Veranda	<b>92</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>1</b>

### Plot / Area Info

### Additional info

Reference Number	<b>A0185-1</b>
Property type	<b>Apartment</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>1</b>

### Amenities

### Location

**Location:** Potamos Germasogeias    Region: **Limassol**  
Coordinates: **34.70138 / 33.08377**

**Price: €369 998 + VAT**

VAT for this property is **€18,500** or **€70,300**. 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>~€11 399.92</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 157.00/m<sup>2</sup></b>		

**Representative: Cyprus Developers Alliance (CDA Group)**

Registration number	<b>Registration number 591</b>	Email	<b>sales@cyprus-alliance.com</b>
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**Price change history**

€369 998 on Aug 26, 2025









