


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

Located in one of the best residential neighborhoods of Limassol (Potamos Germasogeias, Papas Supermarket Area), this modern 1-bedroom apartment offers comfort, convenience, and easy access to all amenities. 

### Property Details

- ✓ Total area: 60 m<sup>2</sup>
- ✓ Internal area: 50 m<sup>2</sup>
- ✓ Covered veranda: 10 m<sup>2</sup>
- ✓ 1 bedroom
- ✓ Living room and kitchen
- ✓ 2 bathrooms with 2 showers
- ✓ Fully furnished with modern interior
- ✓ Energy efficiency class: A
- ✓ Solar water heater
- ✓ Floor: 2
- ✓ Year of construction: 2020

### Facilities

- ✓ Communal swimming pool
- ✓ Landscaped communal gardens
- ✓ Covered pa...

### Property Info

### Plot / Area Info

### Additional info

Covered Area	<b>60</b>		
Covered Veranda	<b>10</b>		
Floor Number	<b>2</b>		
Total Number of Floors	<b>3</b>	Pool	<b>Common, Yes</b>
Furnishing	<b>Furnished</b>	Parking	<b>Uncovered, Yes</b>
Energy Efficiency	<b>A</b>		
Air Conditioning	<b>All rooms, Yes</b>		

Reference Number	<b>8783</b>
Property type	<b>Apartment</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2020</b>
Bathrooms	<b>2</b>

**Amenities**

- Parking

**Location****Location:** Potamos GermasogeiasRegion: **Limassol**Coordinates: **34.697510868143 / 33.074416590807**

## Price: €420 000 + VAT

VAT for this property is **€21,000** or **€79,800**. 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>~€13 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€7 000.00/m<sup>2</sup></b>		

## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
License number	<b>347/E</b>	Legal name	<b>Esperia Estates (Limassol-Paphos) Limited</b>
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## Price change history

€440 000 on Sep 2, 2025  
 €420 000 on Dec 10, 2025



