

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

Located just a short walk from the sea and surrounded by city conveniences, this 2+1 bedroom apartment offers a perfect blend of modern living, comfort, and investment potential in one of Limassol's most sought-after neighborhoods. 

### Apartment Details:

Total Covered Area: 119.2 m<sup>2</sup>

Internal Area: 85 m<sup>2</sup>

Covered Veranda: 34.2 m<sup>2</sup>

Storage Room: 3 m<sup>2</sup>

1 Covered Parking Space

Communal Area: 10 m<sup>2</sup>

### Project Highlights:

Two elegant blocks with landscaped gardens & pool

11 stylish apartments & 6 luxury penthouses

High ceilings (3.17 m), VRV air conditioning & underfloor heating

Premium materials: Pames...

**Property Info**

**Plot / Area Info**

**Additional info**

Covered Area

**119.2**

Furnishing

**Unfurnished**

Pool

**Yes**

Heating

**Underfloor Heating, Yes**

Parking

**Covered, Yes**

Air Conditioning

**All rooms, Yes**

[www.index.cy](http://www.index.cy) - All Cyprus Real Estate  
Reference Number **31200**  
Property type **Apartment**  
Condition **Brand New**  
Bathrooms **2**  
View **City view**

**Amenities**

- Garden

**Location**

**Location:** Potamos Germasogeias      Region: **Limassol**  
Coordinates: **34.692649 / 33.080357**

## Price: €641 000 + VAT

VAT for this property is **€32,050** or **€121,790**. 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 Price per SQM	<b>None</b> <b>€5 387.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## 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

€640 000 on Sep 20, 2025

€641 000 on Nov 19, 2025



