

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

The house is located in the heart of Limassol, about a five-minute walk from the beach and a five-minute walk from the pizzeria on Limassol Avenue. The surrounding commercial area has a large supermarket, and hotels and restaurants are also very close. The house has two bedrooms, two bathrooms, a floor area of 82 square meters, and a communal swimming pool downstairs.

### Property Info

Covered Area	<b>82</b>
Floor Number	<b>2</b>
Energy Efficiency	<b>C</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking	<b>Covered, Yes</b>
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### Additional info

Reference Number	<b>239784</b>
Property type	<b>Apartment</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2018</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

**Location:** Potamos Germasogeias Region: **Limassol**

## Price: €431 000 + VAT

VAT for this property is **€21,550** or **€81,890**. 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>~€13 840.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 256.00/m<sup>2</sup></b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPLACE Real Estate/ A.SP.Thinkrealty ltd</b>
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## Price change history

€431 000 on Oct 7, 2025



