

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

A unique 23-storey luxury condominium designed in accordance with the latest global trends in urban construction. Happy owners of residences will be able to appreciate the truly indescribable atmosphere and comfort of an elegant gated complex with hotel-style facilities: concierge, SPA, outdoor and indoor pools, gym, tennis court, large park area with landscaped gardens and underground parking. The architectural concept of the complex, created by a leading London office, fits perfectly into the urban landscape of the prestigious tourist area of Limassol thanks to a balanced combination of sophistication, comfort, and contemporary design. Limassol's best sandy beaches, shops, pharm...

### Property Info

|                        |                                |
|------------------------|--------------------------------|
| Covered Area           | <b>96</b>                      |
| Covered Veranda        | <b>18</b>                      |
| Floor Number           | <b>3</b>                       |
| Total Number of Floors | <b>23</b>                      |
| Furnishing             | <b>Unfurnished</b>             |
| Heating                | <b>Underfloor Heating, Yes</b> |
| Air Conditioning       | <b>All rooms, Yes</b>          |

### Plot / Area Info

|         |                     |
|---------|---------------------|
| Pool    | <b>Common, Yes</b>  |
| Parking | <b>Covered, Yes</b> |

### Additional info

|                   |                  |
|-------------------|------------------|
| Reference Number  | <b>5721</b>      |
| Property type     | <b>Apartment</b> |
| Condition         | <b>Brand New</b> |
| Construction Year | <b>2022</b>      |
| Bathrooms         | <b>1</b>         |

### Amenities

- Parking

### Location

**Location:** Potamos Germasogeias      Region: **Limassol**  
**Coordinates:** **34.704696 / 33.103996**

## Price: €980 000 + VAT

VAT for this property is **€49,000** or **€186,200**. 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>None</b>                     | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€10 208.00/m<sup>2</sup></b> |                 |             |

## Representative: Cyprus Sotheby's International Realty

|                     |                                   |            |                                       |
|---------------------|-----------------------------------|------------|---------------------------------------|
| Registration number | <b>1013</b>                       | Email      | <b>info@cyprus-sothebysrealty.com</b> |
| License number      | <b>517/E</b>                      | Legal name | <b>ConceptRealty Ltd</b>              |
| Phone:              | <b>+35726080180, +35797612926</b> |            |                                       |

## Price change history

€980 000 on Oct 8, 2025









