

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

Discover the perfect blend of comfort and elegance in this stunning apartment, ideally situated on the 4th floor of a modern building, offering breathtaking sea views. This beautiful space features two well-appointed bedrooms and two bathrooms, providing an ideal living arrangement for both privacy and convenience. Each room is designed to maximize the panoramic seascape, ensuring that you can enjoy serene water vistas from the comfort of your home.

The elegant gated project is located a mere 350 m from the sea in one of the most popular Limassol areas. Just a stone throw away from the azure waters of the Mediterranean, it Invites you for a stroll on Limassol's main tourist be...



| Property Info          |                         | Plot / Area Info |                   | Additional info  |           |
|------------------------|-------------------------|------------------|-------------------|------------------|-----------|
| Covered Area           | 85                      |                  |                   | Reference Number | 9172      |
| Floor Number           | 4                       |                  |                   | Property type    | Apartment |
| Total Number of Floors | 4                       | Pool Co          | Common, Yes       |                  |           |
| Furnishing             | Furnished               | Parking          | Covered, Yes      | Condition        | Brand New |
| Heating                | Autonomous Heating, Yes |                  | Construction Year | 2022             |           |
| Air Conditioning       | All rooms, Yes          |                  |                   | Bathrooms        | 2         |

## Amenities Location

• Parking Location: Potamos Germasogeias Region: Limassol

Coordinates: 34.699933 / 33.095008



Price: €595 000 + VAT

VAT for this property is €29,750 or €113,050. 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 Excluded

Title transfer fee None

Price per SQM €7 000.00/m²

Common expenses None

## Representative: Cyprus Sotheby's International Realty

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## **Price change history**

€595 000 on Oct 8, 2025

































