

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

Introducing a stunning new residential development featuring luxurious apartments spread across five floors. Located in a prime area of Limassol, this building is surrounded by peaceful greenery and upscale developments and parks. Just 200 meters from Limassol's scenic seafront promenade and sandy beaches, residents can enjoy the best of coastal living. The vibrant high street, filled with shops, restaurants, and essential services, is also within easy reach, promising convenience and an enviable lifestyle. Built with great attention to detail, the modern apartments feature high 3-meter ceilings and are furnished with top-quality Italian furniture while the kitchens by Ortolani Gian...

### Property Info

Covered Area	<b>173</b>
Covered Veranda	<b>75</b>
Floor Number	<b>3</b>
Total Number of Floors	<b>5</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</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>9197</b>
Property type	<b>Apartment</b>
Condition	<b>Brand New</b>
Construction Year	<b>2023</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

**Location:** Potamos Germasogeias      Region: **Limassol**  
**Coordinates:** **34.700924 / 33.099381**

## Price: €975 000 + VAT

VAT for this property is **€66,897** or **€185,250**. 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>€5 636.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€975 000 on Oct 8, 2025

















