

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

This luxury two bedroom apartment is located in the prestigious Potamos Germasogeia area of Limassol, steps away from all the amenities that the city has to offer. The complex wraps you in the classic colonial charm of Cypriot/European architecture, with its richly decorated columns, window and door frames, natural stone elements, wrought iron balcony railings, classical bay windows and a grand entrance.

With an exquisite central entrance interiors with marble and chandeliers, upscale amenities such as a mosaic-decorated swimming pool, fitness room, and gender-specific saunas, you will feel relaxed and pampered. Your peace of mind is ensured with a protected fenced territory, a conc...

### Property Info

Covered Area	<b>119</b>
Covered Veranda	<b>30</b>
Uncovered Veranda	<b>14</b>
Floor Number	<b>2</b>
Total Number of Floors	<b>6</b>
Furnishing	<b>Furnished</b>
Energy Efficiency	<b>B</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>9547</b>
Property type	<b>Apartment</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2020</b>
Bathrooms	<b>1</b>

### Amenities

- Parking

### Location

**Location:** Potamos Germasogeias      **Region:** **Limassol**  
**Coordinates:** **34.695494 / 33.077948**

## Price: €750 000 + VAT

VAT for this property is **€37,500** or **€142,500**. 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>~€26 600.00</b> <b>€6 303.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## 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>
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## Price change history

€750 000 on Oct 8, 2025











