


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

This amazing 2-bedroom apartment is located in the prestigious Germasogeia area of Limassol. The location is ideal, with renowned sandy beaches,  shops, pharmacies, cafes, restaurants, and other essential amenities all within walking distance. Part of a 23-storey luxury condominium, the apartment is designed in accordance with the latest global trends in urban construction. It is situated within an elegant gated complex that offers hotel-like facilities, including a concierge, SPA, outdoor and indoor swimming pools, a gym, tennis court, landscaped gardens, and underground parking. The complex, developed by a leading London architectural firm, seamlessly integrates into Limassol's u...

### Property Info

|                        |                                |
|------------------------|--------------------------------|
| Covered Area           | <b>96</b>                      |
| Covered Veranda        | <b>16</b>                      |
| Floor Number           | <b>1</b>                       |
| Total Number of Floors | <b>23</b>                      |
| Furnishing             | <b>Partially furnished</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>9705</b>      |
| Property type    | <b>Apartment</b> |
| Condition        | <b>Pre-Owned</b> |
| Bathrooms        | <b>1</b>         |

### Amenities

- Parking

### Location

**Location:** Potamos Germasogeias      Region: **Limassol**  
**Coordinates:** **34.704698 / 33.103995**

## Price: €1 200 000 + VAT

VAT for this property is **€60,000** or **€228,000**. 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>~€44 600.00</b>   | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€12 500.00/m²</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>              |
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## Price change history

€1 200 000 on Oct 8, 2025

