

## 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

		Plot / Area Info	Additional info	
Covered Area	<b>96</b>			
Covered Veranda	<b>16</b>			
Floor Number	<b>1</b>		Reference Number	<b>9705</b>
Total Number of Floors	<b>23</b>	Pool	Property type	<b>Apartment</b>
Furnishing	<b>Partially furnished</b>	Parking	Condition	<b>Pre-Owned</b>
Heating	<b>Underfloor Heating, Yes</b>		Bathrooms	<b>1</b>
Air Conditioning	<b>All rooms, Yes</b>			

### Amenities

Location	
<b>Location:</b> Potamos Germasogeias	Region: <b>Limassol</b>
Coordinates: <b>34.704698 / 33.103995</b>	

## 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/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€1 200 000 on Oct 8, 2025











