

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

These bright and inviting apartments, nestled in a new residential complex in a serene and picturesque hillside location of Limassol, offer the perfect blend of city convenience and seaside tranquility. Just a 10-minute walk from the beach, this property is designed for those seeking a harmonious balance between the energetic rhythm of the city and the peaceful ambiance of coastal living.



Built with the highest quality materials and the latest technologies, the complex ensures exceptional energy efficiency. Surrounded by lush gardens, it features a private entrance with electric gates, offering residents both privacy and security. A stunning swimming pool with a covered relaxation a...

### Property Info

Covered Area	<b>95</b>
Covered Veranda	<b>10</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>3</b>
Furnishing	<b>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>10629</b>
Property type	<b>Apartment</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2022</b>
Bathrooms	<b>1</b>

### Amenities

- Parking

### Location

**Location:** Potamos Germasogeias    Region: **Limassol**  
**Coordinates:** **34.70544 / 33.09574**

## Price: €400 000 + VAT

VAT for this property is **€20,000** or **€76,000**. 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>~€12 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 211.00/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>
Phone: <b>+35726080180, +35797612926</b>			

## Price change history

€400 000 on Oct 8, 2025













