

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

Experience the pinnacle of coastal living in this elegant two-bedroom apartment, located in one of Limassol's most prestigious seafront developments. Blending sophisticated design with modern comfort, this property offers an exclusive lifestyle for discerning homeowners. The apartment boasts 98 m<sup>2</sup> of stylish interiors, complemented by a 21 m<sup>2</sup> covered veranda that frames breathtaking panoramic views of the Mediterranean. The open-plan living, dining, and kitchen areas are thoughtfully designed, offering a seamless flow of space and light. Both bedrooms feature en-suite bathrooms, ensuring privacy and comfort, while high-end finishes and carefully curated details exude sophisticat...



### Property Info

|                  |                                |
|------------------|--------------------------------|
| Covered Area     | <b>119</b>                     |
| Covered Veranda  | <b>21</b>                      |
| Floor Number     | <b>7</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>10958</b>     |
| Property type     | <b>Apartment</b> |
| Condition         | <b>Brand New</b> |
| Construction Year | <b>2021</b>      |
| Bathrooms         | <b>2</b>         |

### Amenities

- Parking

### Location

**Location:** Potamos Germasogeias      Region: **Limassol**  
**Coordinates:** **34.701157 / 33.102487**

## 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>None</b>                     | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€10 084.00/m<sup>2</sup></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















