

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

In a vibrant corner of Limassol’s tourist district, just one kilometre from the beach, a new residential project brings together minimalist architecture, environmental awareness, and refined urban living. The building’s clean geometry and light-filled volumes are designed to stand out with quiet confidence, offering a lifestyle rooted in clarity and comfort. ✖

Comprising only fourteen apartments across four levels, the project offers a thoughtful mix of one-, two-, and three-bedroom homes. The upper floor is reserved for two signature penthouses, each with its own private rooftop garden and swimming pool—a rare privilege in this central location. Open-plan interiors are framed b...

### Property Info

Covered Area	<b>106</b>
Covered Veranda	<b>21</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>4</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Pool	<b>Common, Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>12902</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

**Location:** Potamos Germasogeias      Region: **Limassol**  
**Coordinates:** **34.700078 / 33.082194**

**Price: €555 000 + VAT**

VAT for this property is **€27,750** or **€105,450**. 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>€5 236.00/m<sup>2</sup></b>		

**Representative: Cyprus Sotheby's International Realty**

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**Price change history**

€555 000 on Oct 8, 2025



