

2 Bedroom Apartment for Sale in Potamos Germasogeias, Limassol District

Located on the 6th floor of Limassol's iconic Sky Tower, this two-bedroom residence showcases refined design, generous proportions, and the signature lifestyle of one of the city's most prestigious addresses. Set just steps from the beach in the sought-after Germasogeia area, it combines striking architecture with panoramic views and resort-style amenities.

Originally designed as a three-bedroom, the apartment has been thoughtfully reconfigured into a spacious two-bedroom layout. Both bedrooms are exceptionally large, with the master suite benefiting from a walk-in wardrobe and en-suite bathroom. The redesign also creates an expansive open-plan living and dining area, seamlessly...

| Property Info | | Plot / Area Info | | Additional info | |
|------------------------|--------------------------------|------------------|--------------------|-------------------|------------------|
| Covered Area | 172 | | | | |
| Covered Veranda | 40 | | | Reference Number | 14229 |
| Floor Number | 6 | | | Property type | Apartment |
| Total Number of Floors | 23 | Pool | Common, Yes | Condition | Pre-Owned |
| Furnishing | Furnished | | | Construction Year | 2021 |
| Heating | Underfloor Heating, Yes | | | Bathrooms | 2 |
| Air Conditioning | All rooms, Yes | | | | |

| Amenities | Location |
|-----------|---|
| | Location: Potamos Germasogeias |
| | Region: Limassol |
| | Coordinates: 34.704695 / 33.103995 |

Price: €2 500 000 + VAT

VAT for this property is **€169,767** or **€475,000**. 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.

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|-----|-----------------|-------------------------------------|---|-----------------|-------------|
| VAT | Excluded | Title transfer fee Price per SQM | ~€96 600.00 €14 535.00/m² | Common expenses | None |
|-----|-----------------|-------------------------------------|---|-----------------|-------------|

Representative: Cyprus Sotheby's International Realty

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|---------------------|--------------|------------|---------------------------------------|
| Registration number | 1013 | Email | info@cyprus-sothebysrealty.com |
| License number | 517/E | Legal name | ConceptRealty Ltd |

Phone: **+35726080180, +35797612926**

Price change history

€2 500 000 on Oct 9, 2025









