

## 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

Covered Area	<b>172</b>
Covered Veranda	<b>40</b>
Floor Number	<b>6</b>
Total Number of Floors	<b>23</b>
Furnishing	<b>Furnished</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Pool **Common, Yes**

### Additional info

Reference Number	<b>14229</b>
Property type	<b>Apartment</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2021</b>
Bathrooms	<b>2</b>

### 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.

VAT	<b>Excluded</b>	Title transfer fee	<b>~€96 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€14 535.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€2 500 000 on Oct 9, 2025









