

## 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

|  |              |            |                                       |
|--|--------------|------------|---------------------------------------|
| 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

€2 500 000 on Oct 9, 2025









