

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

Located in the highly desirable Potamos Germasogeia area of Limassol, this well-maintained 2-bedroom apartment offers both comfort and convenience in one of the city's most vibrant coastal neighborhoods. 

Spanning a total area of 110 sq.m., including 93 sq.m. of covered living space and a 17 sq.m. covered veranda, the property provides a generous and functional layout ideal for modern living.

The apartment features:

2 spacious bedrooms

Separate kitchen with breakfast/diner area

Comfortable sitting/lounge and dining area

1 well-appointed bathroom

Lovely front covered balcony — accessible from both the lounge and one of the bedrooms, perfe...

### Property Info

Covered Area

**110**

Furnishing

**Partially furnished**

Heating

**Central Heating, Yes**

Air Conditioning

**All rooms, Yes**

### Plot / Area Info

Parking

**Covered, Yes**

### Additional info

Reference Number **31459**

Property type **Apartment**

Condition **Pre-Owned**

Bathrooms **1**

View **City view**

### Amenities

- Balcony

### Location

**Location:** Potamos Germasogeias Region: **Limassol**

Coordinates: **34.699492 / 33.088**

## Price: €340 000 + VAT

VAT for this property is **€17,000** or **€64,600**. 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>~€10 200.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 091.00/m<sup>2</sup></b>		

## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
License number	<b>344/E</b>	Legal name	<b>FOX Smart Estate Agency Network Ltd</b>
Phone: <b>+35726940150, +35725267777, +35725760781</b>			

## Price change history

€340 000 on Oct 11, 2025









