

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

Discover this premium under-construction 2-bedroom apartment in the highly sought-after Agios Athanasios area of Limassol, just 50 meters from the sea. Scheduled for September 2027 delivery, this residence offers a perfect combination of modern design, functionality, and coastal lifestyle. X

The apartment features a total covered area of 111 m<sup>2</sup>, including 91 m<sup>2</sup> of internal living space and a 20 m<sup>2</sup> covered veranda, providing ample space for relaxation or entertaining. Residents also benefit from dedicated parking and private storage rooms, adding convenience to everyday living.

Designed for contemporary lifestyles, the interiors feature open-plan living, dining, and kitchen ...

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>111</b>			Reference Number	<b>31750</b>
Furnishing	<b>Unfurnished</b>	Pool	<b>Yes</b>	Property type	<b>Apartment</b>
Heating	<b>Underfloor Heating, Yes</b>	Parking	<b>Uncovered, Yes</b>	Condition	<b>Brand New</b>
Air Conditioning	<b>All rooms, Yes</b>			Bathrooms	<b>2</b>
				View	<b>Sea view</b>

Amenities	Location	
• Elevator	<b>Location:</b> Potamos Germasogeias Coordinates: <b>34.691826573362 / 33.072969956853</b>	Region: <b>Limassol</b>

## Price: €850 000 + VAT

VAT for this property is **€42,500** or **€161,500**. 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 Price per SQM	<b>None</b> <b>€7 658.00/m<sup>2</sup></b>	Common expenses	<b>None</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

€850 000 on Nov 6, 2025



