

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

Discover this charming 2-bedroom standard apartment, offering a blend of comfort and classic construction in a convenient residential location. Originally built in 1986 and fully renovated in 2023, the property combines durable concrete structure with fresh contemporary upgrades.

The apartment features a separated kitchen, a bright living area, wooden floors, and a well-designed layout that maximizes the 97 m<sup>2</sup> of internal space. Fully furnished, it is ready for immediate occupancy—ideal for both homeowners and investors.

### Property Highlights:

- 2nd floor
- Fully furnished
- Separated kitchen
- Wooden floors throughout
- 1 uncovered parking space
- C...

### Property Info

Covered Area **97**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Parking **Uncovered, Yes**

### Additional info

Reference Number **240930**  
 Property type **Apartment**  
 Condition **Pre-Owned**  
 Construction Year **1990 and older**  
 Bathrooms **1**

### Amenities

- Parking

### Location

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

## Price: €310 000 + VAT

VAT for this property is **€15,500** or **€58,900**. 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>~€9 000.00</b>              | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€3 196.00/m<sup>2</sup></b> |                 |             |

## Representative: MySpace

|  |              |            |   |
|--|--------------|------------|---|
| Registration number                      | <b>229/E</b> | Email      | <b>myspace.cyprus@gmail.com</b>                   |
| License number                           | <b>1047</b>  | Legal name | <b>MYSPLACE Real Estate/ A.SP.Thinkrealty ltd</b> |
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## Price change history

€285 000 on Nov 29, 2025

€310 000 on Dec 23, 2025



