

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

A boutique residential development in the sought-after Germasogeia area of Limassol, just 450 meters from the sea. 

This exclusive project consists of only a handful of luxury apartments, offering an elegant blend of modern design, comfort, and functionality. Each residence features high-quality finishes, spacious layouts, and refined architectural details that create a true sense of sophistication.

Ideally located within walking distance to the beach, shops, restaurants, and essential amenities, the building provides an exceptional balance of coastal living and urban convenience. Whether as a permanent home or a smart investment opportunity, this project offers a unique life...

### Property Info

Covered Area	<b>120</b>
Covered Veranda	<b>38</b>
Uncovered Veranda	<b>59</b>
Floor Number	<b>3</b>
Total Number of Floors	<b>3</b>
Heating	<b>Underfloor Heating, Yes</b>

### Plot / Area Info

Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>11127</b>
Property type	<b>Apartment</b>
Bathrooms	<b>3</b>

### Amenities

- Roof Garden

### Location

**Location:** Potamos Germasogeias      Region: **Limassol**  
**Coordinates:** **34.70106562 / 33.09384584**

## Price: €780 000 + VAT

VAT for this property is **€39,000** or **€148,200**. 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>~€27 800.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€6 500.00/m<sup>2</sup></b>		

## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
License number	<b>347/E</b>	Legal name	<b>Esperia Estates (Limassol-Paphos) Limited</b>
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## Price change history

€780 000 on Dec 30, 2025







FLOOR PLANS  
THIRD FLOOR



FLOOR PLANS  
ROOF GARDEN