


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

A boutique residential development located in Potamos Germasogeia, Limassol, offering exceptionally large apartments with square meters well above standard market sizes. The project is set just 650 metres from the beach and is designed to provide comfortable, spacious living in a quiet yet highly sought-after residential area. 

The development consists of a four-storey building including one-, two-, and three-bedroom apartments, as well as three-bedroom penthouses featuring expansive internal areas and wide, well-balanced layouts. The project comprises six one-bedroom apartments, nine two-bedroom apartments, and three three-bedroom residences in total, offering a well-balanced unit ...

### Property Info

|                        |                                |
|------------------------|--------------------------------|
| Covered Area           | <b>123</b>                     |
| Covered Veranda        | <b>17</b>                      |
| Uncovered Veranda      | <b>26</b>                      |
| Floor Number           | <b>3</b>                       |
| Total Number of Floors | <b>4</b>                       |
| Heating                | <b>Underfloor Heating, Yes</b> |

### Plot / Area Info

|         |                     |
|---------|---------------------|
| Pool    | <b>Common, Yes</b>  |
| Parking | <b>Covered, Yes</b> |

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>11442</b>     |
| Property type    | <b>Apartment</b> |
| Bathrooms        | <b>2</b>         |

### Amenities

- Parking

### Location

**Location:** Potamos Germasogeias      Region: **Limassol**  
**Coordinates:** **34.70418803 / 33.09460759**

## Price: €785 000 + VAT

VAT for this property is **€39,250** or **€149,150**. 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>~€28 000.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€6 382.00/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> |
| Phone: <b>+35725255505, +35794001333</b> |              |            |  |

## Price change history

€785 000 on Jan 27, 2026



