

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

Located in the highly desirable area of Potamos Germasogeia, this boutique residential development offers a rare opportunity to own a thoughtfully designed 2-bedroom apartment just a short walk from the beach. Combining modern elegance with functionality, the residence is designed to maximize natural light, create a sense of openness, and provide comfort and style throughout.

The apartment features an open-plan living and dining area seamlessly connected to a contemporary kitchen, creating a spacious and inviting environment for everyday living and entertaining. The master bedroom includes an en-suite bathroom, while the second bedroom is perfect for family members, guests, or use a...

### Property Info

Covered Area	<b>136</b>
Covered Veranda	<b>17</b>
Uncovered Veranda	<b>26</b>
Floor Number	<b>3</b>
Total Number of Floors	<b>4</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking	<b>Covered, Yes</b>
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### Additional info

Reference Number	<b>241997</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2028</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

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

## 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 772.00/m<sup>2</sup></b>		

## Representative: MySpace

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## Price change history

€785 000 on Jan 30, 2026

