

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

For sale 2 bedroom apartment in a luxury complex Ermitage, on the beachfront of Limassol, district Germasogeia. Within walking distance of shops, restaurants, banks, business centers. The apartment is a quality branded appliances (Miele: fridge, freezer, dishwasher, washing machine). The apartment has 2 bedrooms, 2 bathrooms, living area, 2 small balconies with a side sea view.

### Property Info

Covered Area **90**  
 Furnishing **Furnished**  
 Energy Efficiency **N/A**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **200775**  
 Property type **Apartment**  
 Condition **Pre-Owned**  
 Bathrooms **2**

### Amenities

#### Location

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

## Price: €590 000 + VAT

VAT for this property is **€29,500** or **€112,100**. 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>~€20 200.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€6 556.00/m<sup>2</sup></b> |                 |             |

## Representative: DOM Real Estate

|                            |              |            |                        |
|----------------------------|--------------|------------|------------------------|
| Registration number        | <b>397</b>   | Email      | <b>info@dom.com.cy</b> |
| License number             | <b>338/E</b> | Legal name | <b>N/A</b>             |
| Phone: <b>+35796644888</b> |              |            |                        |

## Price change history

€590 000 on Feb 3, 2026

