


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

Two-bedroom apartment 203, with an internal area of 87 m<sup>2</sup>, is located on the second floor of a three-storey building. 

This residential project embodies refined privacy and understated luxury. Natural tones, high-quality materials, panoramic terraces, and light-filled interiors create a balanced and harmonious living environment. Located in the Columbia area of Limassol, it offers a quiet urban setting while remaining close to all essential amenities.

Designed for those who value comfort, functionality, and thoughtful architecture, the project reflects a lifestyle where comfort becomes a natural standard. Every detail has been carefully considered to support modern living an...

### Property Info

Covered Area	<b>109</b>
Covered Veranda	<b>22</b>
Floor Number	<b>2</b>
Total Number of Floors	<b>3</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number	<b>11673</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

**Location:** Potamos Germasogeias      Region: **Limassol**  
**Coordinates: 34.70686051 / 33.07677628**

## Price: €525 000 + VAT

VAT for this property is **€26,250** or **€99,750**. 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>€4 817.00/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

€525 000 on Feb 5, 2026







**203 2 BEDROOM**  
 INDOOR AREA: 83.0 m<sup>2</sup>  
 COVERED VERANDA: 22.8 m<sup>2</sup>  
 STORAGE ROOM: 2.8 m<sup>2</sup>  
 PARKING LOT: 1

2 FLOOR

