

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

This modern 2-bedroom apartment in Potamos Germasogeias, Limassol is offered for sale in a landmark 25-storey residential tower set within private landscaped gardens and oriented south toward the sea. Designed around open-plan living with private balconies, the residence combines premium city living with resort-style amenities in one of Limassol's most prominent central locations.



### Apartment features:

- ✓ Year of construction: 2026
- ✓ Floor: 16
- ✓ Bedrooms: 2
- ✓ Bathrooms: 2
- ✓ Internal area: 91 m<sup>2</sup>
- ✓ Covered verandas: 31 m<sup>2</sup>
- ✓ Total covered area: 122 m<sup>2</sup>
- ✓ Covered parking: 1 space

### Complex features:

- ✓ Landmar...

### Property Info

Covered Area	<b>122</b>
Covered Veranda	<b>31</b>
Floor Number	<b>16</b>
Total Number of Floors	<b>25</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number	<b>12011</b>
Property type	<b>Apartment</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2026</b>
Bathrooms	<b>2</b>
View	<b>Sea view</b>

### Amenities

- Parking

### Location

**Location:** Potamos Germasogeias      Region: **Limassol**  
 Coordinates: **34.69818125 / 33.091161**

## Price: €1 342 000 + VAT

VAT for this property is **€67,100** or **€254,980**. 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>~€50 280.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€11 000.00/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

€1 342 000 on Feb 27, 2026





