

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

A well-designed and comfortable 2-bedroom apartment located in the highly desirable Potamos Germasogeia tourist area, just a short walk from the sea and close to Papas Supermarket. The property offers comfort, practicality and a prime location close to all essential amenities. 

### Key Features:

- 2 bedrooms
- 2 W/C
- Internal covered area: 88 m<sup>2</sup>
- Covered veranda: 26 m<sup>2</sup>
- Storage: 6 m<sup>2</sup>
- Floor level: 1st
- VRV air-conditioning system
- Underfloor heating
- High-quality interior finishes
- Fire alarm system
- Covered parking
- Storage room
- Resale property - No VAT

Compl...

### Property Info

Covered Area	<b>88</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>17577</b>
Property type	<b>Apartment</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>2</b>
View	<b>City view</b>

### Amenities

### Location

Apr 10, 2026

1/8

<https://index.cy/sale/9482344>



• Garden

**Location:** Potamos Germasogeias      Region: **Limassol**  
**Coordinates:** **34.695505 / 33.078212**

[www.index.cy](http://www.index.cy) - All Cyprus Real Estate

## Price: €650 000 + VAT

VAT for this property is **€32,500** or **€123,500**. 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>~€22 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€7 386.00/m<sup>2</sup></b>		

## Representative: Kadis Estates

Registration number	<b>506</b>	Email	<b>info@kadis.com.cy</b>
License number	<b>62/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35722344842</b>			

## Price change history

€650 000 on Mar 17, 2026









