

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

Where modern design meets elegance, you find this project. The building's clean lines and stylish interiors create a comfortable Mediterranean living experience. Each home features quality finishes, modern amenities, and attention to detail for everyday comfort and style. With only a few apartments available, the project offers both privacy and a friendly sense of community.



This gated development includes spacious 1- and 2-bedroom apartments, as well as a beautiful penthouse on the top floor.

Enjoy modern living in the heart of the city's vibrant coastal area.

Major benefits:

- ✓ Contemporary single-block building nestled in a tranquil, serene area

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### Property Info

|                        |                                |
|------------------------|--------------------------------|
| Covered Area           | <b>104</b>                     |
| Covered Veranda        | <b>16</b>                      |
| Floor Number           | <b>3</b>                       |
| Total Number of Floors | <b>4</b>                       |
| Energy Efficiency      | <b>A</b>                       |
| Heating                | <b>Underfloor Heating, Yes</b> |

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **12336**  
 Property type **Apartment**  
 Bathrooms **2**

### Amenities

- Parking

### Location

**Location:** Potamos Germasogeias      Region: **Limassol**  
 Coordinates: **34.69946909 / 33.09292316**

## Price: €779 000 + VAT

VAT for this property is **€38,950** or **€148,010**. 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>~€27 760.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€7 490.00/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> |
| Phone: <b>+35725255505, +35794001333</b> |              |            |  |

## Price change history

€779 000 on Mar 18, 2026







ground floor



3rd floor

