


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

Situated in the sought-after neighborhood of Potamos Germasogeia, this beautifully designed 2-bedroom apartment offers generous living spaces, modern comfort, and excellent investment potential. 

With a thoughtfully planned layout and enhanced indoor-outdoor living, the apartment is ideal for both permanent residence and rental income.

### Property Details

Total Covered Area: 141.55 m<sup>2</sup>

Internal Covered Area: 104 m<sup>2</sup>

Covered Veranda: 24 m<sup>2</sup>

Storage Room: 4 m<sup>2</sup>

Parking: 1 covered parking space

### Layout Features

Master bedroom with en-suite shower

1 additional bedroom

1 family bathroom

Spacious open-plan living and...

### Property Info

### Plot / Area Info

### Additional info

Covered Area

**141.55**

Furnishing

**Unfurnished**

Pool

**Yes**

Heating

**Underfloor Heating, Yes**

Parking

**Covered, Yes**

Air Conditioning

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

Reference Number

**33221**

Property type

**Apartment**

Condition

**Brand New**

Bathrooms

**2****Amenities**

- Balcony

**Location****Location:** Potamos GermasogeiasRegion: **Limassol**Coordinates: **34.699794 / 33.09627**

## Price: €760 000 + VAT

VAT for this property is **€38,000** or **€144,400**. 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>€5 390.00/m<sup>2</sup></b>		

## Representative: FOX

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## Price change history

€760 000 on Mar 19, 2026



