


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

This modern two-bedroom apartment is part of a premium six-story residential development located just 200 meters from the sea in Limassol, offering a perfect blend of coastal living, comfort, and convenience. 

Designed with elegance and functionality in mind, the apartment features a contemporary open-plan layout, floor-to-ceiling windows, and a spacious veranda that seamlessly connects indoor and outdoor living spaces. High-quality finishes and thoughtful design create a bright and welcoming home environment.

### Key Features:

- Two well-proportioned bedrooms
- Open-plan living and dining area
- Modern kitchen with quality finishes
- Large veranda...

### Property Info

|                        |                       |
|------------------------|-----------------------|
| Covered Area           | <b>97</b>             |
| Covered Veranda        | <b>12</b>             |
| Floor Number           | <b>5</b>              |
| Total Number of Floors | <b>6</b>              |
| Air Conditioning       | <b>All rooms, Yes</b> |

### Plot / Area Info

|         |                     |
|---------|---------------------|
| Pool    | <b>Common, Yes</b>  |
| Parking | <b>Covered, Yes</b> |

### Additional info

|                  |                           |
|------------------|---------------------------|
| Reference Number | <b>12403</b>              |
| Property type    | <b>Apartment</b>          |
| Condition        | <b>Under Construction</b> |
| Bathrooms        | <b>2</b>                  |

### Amenities

- Parking

### Location

**Location:** Potamos Germasogeias      Region: **Limassol**  
**Coordinates:** **34.70074808 / 33.09995056**

## Price: €790 000 + VAT

VAT for this property is **€39,500** or **€150,100**. 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>€8 144.00/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

€790 000 on Mar 21, 2026







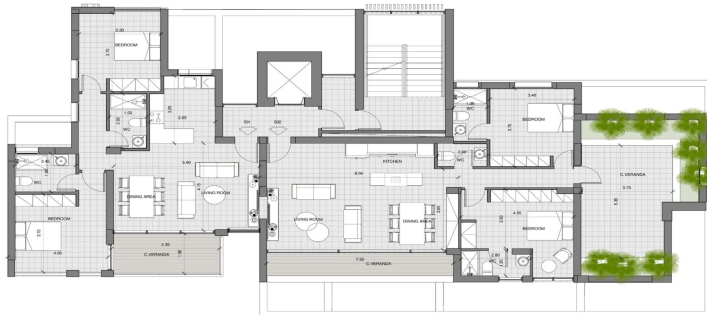
## PLANS APARTMENT

### APARTMENT 501

85m<sup>2</sup>  
Indoor

2  
Beds

8.3m<sup>2</sup>  
Covered  
Veranda



### APARTMENT 502

85m<sup>2</sup>  
Indoor

2  
Beds

12m<sup>2</sup>  
Covered  
Veranda