


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

A modern 2-bedroom apartment located in the prestigious area of Limassol, just 2 km from Dasoudi Beach, offering a refined blend of comfort, design, and prime location. 

Set within an exclusive three-storey gated development of only seven residences, the apartment features a spacious open-plan layout and expansive verandas, creating a seamless indoor-outdoor living experience. High-quality finishes and contemporary design ensure both elegance and functionality.

Built to A-class energy efficiency standards, the property is equipped with underfloor heating and smart home technology, providing comfort and convenience throughout the year.

Key Features:

- 2-bedroo...

### Property Info

Covered Area	<b>106</b>
Covered Veranda	<b>24</b>
Uncovered Veranda	<b>7</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>3</b>
Energy Efficiency	<b>A</b>
Heating	<b>Underfloor Heating, Yes</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number	<b>12848</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>3</b>

### Amenities

- Parking

### Location

**Location:** Potamos Germasogeias      Region: **Limassol**  
**Coordinates:** **34.70118029 / 33.07509183**

## Price: €457 000 + VAT

VAT for this property is **€22,850** or **€86,830**. 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>€4 311.00/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

€457 000 on Apr 9, 2026

