


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

This 2-bedroom apartment in Potamos Germasogeias, Limassol is offered for sale in a modern residential complex of only 12 apartments, ideally located in one of the most prestigious and sought-after areas of the city, within walking distance to the sea and Dasoudi Beach. 

Situated on the 1st floor of a 3-storey building, the apartment features a well-designed layout with spacious interiors, covered verandas, and high-quality finishes. The development combines a quiet residential environment with immediate access to all essential amenities, including shops, cafes, restaurants, schools, and kindergartens.

Designed for both comfortable living and investment, the property offers a...

### Property Info

Covered Area	<b>102</b>
Covered Veranda	<b>17</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>3</b>
Furnishing	<b>Furnished</b>
Heating	<b>Underfloor Heating, Yes</b>

### Plot / Area Info

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

### Additional info

Reference Number	<b>12866</b>
Property type	<b>Apartment</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

**Location:** Potamos Germasogeias      Region: **Limassol**  
**Coordinates:** **34.69982192 / 33.07838686**

## 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>€6 373.00/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

€650 000 on Apr 9, 2026









