


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

A fully furnished 2-bedroom apartment located on the 1st floor of a boutique gated complex in one of the most sought-after holiday areas. With just  seven apartments in a four-storey building, the property offers privacy, low maintenance, and a comfortable living environment.

The apartment features a well-designed open-plan layout combining the kitchen, living, and dining areas, creating a bright and functional space. Large windows and a covered veranda provide natural light and a pleasant outdoor extension.

Situated only 350 meters from the beach, the location offers immediate access to shops, restaurants, bars, and leisure facilities, including nearby 5-star hotels with spa...

### Property Info

Covered Area	<b>88</b>
Covered Veranda	<b>10</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>4</b>
Furnishing	<b>Furnished</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking **Yes**

### Additional info

Reference Number	<b>12918</b>
Property type	<b>Apartment</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>1</b>

### Amenities

- Elevator

### Location

**Location:** Potamos Germasogeias  
**Coordinates:** **34.69920447 / 33.09210779**

Region: **Limassol**

## Price: €395 000 + VAT

VAT for this property is **€19,750** or **€75,050**. 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>~€12 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 489.00/m<sup>2</sup></b>		

## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
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## Price change history

€395 000 on Apr 12, 2026



