

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

This modern 2-bedroom apartment is located in the highly desirable area of Germasogeia, Limassol, offering an excellent combination of comfort, functionality, and prime location. Ideal for both residential living and investment, the property is perfectly suited for those seeking a contemporary lifestyle close to all amenities. The apartment features two well-proportioned bedrooms, a stylish shower room, and an additional guest toilet, ensuring convenience for both residents and visitors. The layout is thoughtfully designed to maximize space and natural light, creating a bright and welcoming living environment. The open-plan living and kitchen area provides a seamless flow, ideal for every...

### Property Info

Covered Area	<b>89</b>
Covered Veranda	<b>10</b>
Energy Efficiency	<b>B</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking	<b>Covered, Yes</b>
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### Additional info

Reference Number	<b>243748</b>
Property type	<b>Apartment</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

**Location:** Potamos Germasogeias 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>€4 438.00/m<sup>2</sup></b>		

**Representative: MySpace**

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**Price change history**

€395 000 on Apr 27, 2026

