


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

A beautifully fully renovated 2-bedroom apartment for sale in the highly sought-after area of Potamos Germasogeias, just a short walk from the beach and all amenities. 

The property offers 83 sq.m. of internal space plus a 9 sq.m. veranda, and has been renovated to a high standard, including new electrical and plumbing installations within the walls. It features a bright and spacious living area, a large separate kitchen, two comfortable bedrooms, and a modern bathroom with a shower.

Ideally located just 1 minute walk from the main road with supermarkets, shops, restaurants, and services, and only 3 minutes walk to the beach and tourist area.

Perfect for both personal ...

### Property Info

Covered Area **92**  
Furnishing **Unfurnished**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

### Additional info

Reference Number **33659**  
Property type **Apartment**  
Condition **Pre-Owned**  
Bathrooms **1**

### Amenities

- Balcony

### Location

**Location:** Potamos Germasogeias  
Coordinates: **34.694501753727 / 33.080098473935**

Region: **Limassol**

## Price: €370 000 + VAT

VAT for this property is **€18,500** or **€70,300**. 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>~€11 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 022.00/m<sup>2</sup></b>		

## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
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## Price change history

€370 000 on Apr 30, 2026



