



#17344

# Modern 2-bedroom apartment in Potamos Germasogeias area, in Limassol (17344)

📍 Germasogeia, Limassol

€770,000 +VAT





# Overview

## Specifications

Bedrooms



Bathrooms



Covered

85 m<sup>2</sup>

Type **Apartment**

Covered veranda **30 m<sup>2</sup>**

Status **Under construction**

Year of construction **2026**

Structure **Concrete**

Energy efficiency rating **A**

## Description

Modern 2-bedroom apartment in Potamos Germasogeias area, in Limassol.

Price: €770,000 + VAT

Status: Under Construction

Estimated Delivery: End of 2026

This exceptional 2-bedroom apartment is part of a premium six-storey residential development located just 200 meters from the Limassol seafront, in a peaceful and prestigious area with easy access to all city amenities.

The apartment is thoughtfully designed to combine comfort, elegance, and modern coastal living. It features 2 spacious bedrooms and 2 bathrooms, including a private en-suite. The open-plan layout seamlessly connects the living, dining, and kitchen areas, creating a bright and inviting space enhanced by full-height double-glazed thermal windows that maximize natural light and offer a seamless indoor-outdoor living experience.

Property Specifications:

Floor: 2nd Floor

Bedrooms: 2

Bathrooms: 2 (including 1 en-suite)

Internal Area: 85 m<sup>2</sup>

Covered Veranda: 30 m<sup>2</sup>

Storage Room

Parking: 1 covered parking space



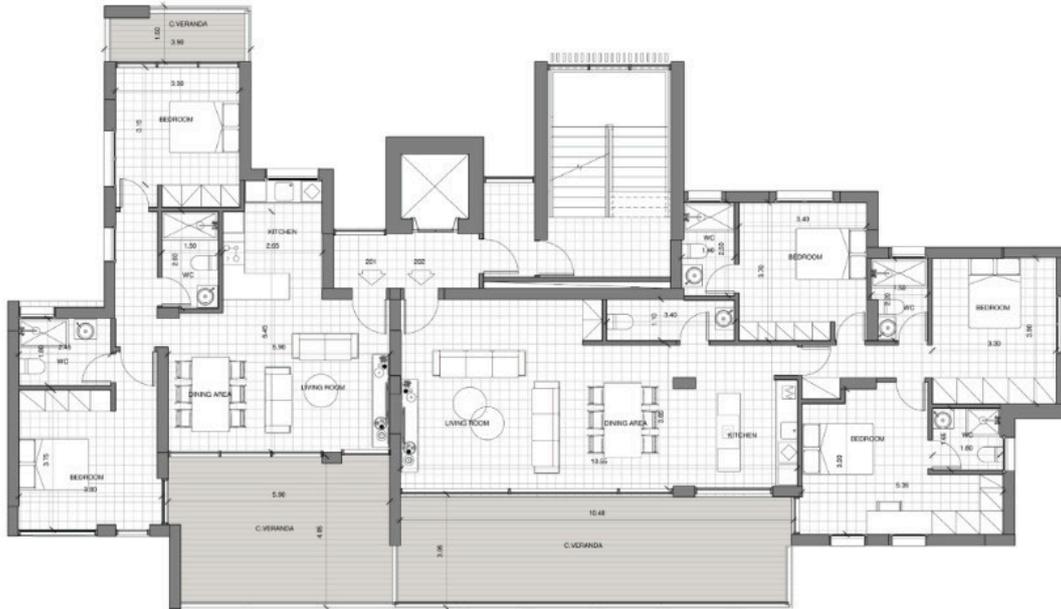
# Floor plans

## APARTMENT 201

85m<sup>2</sup>  
Indoor

2  
Beds

30m<sup>2</sup>  
Covered  
Veranda

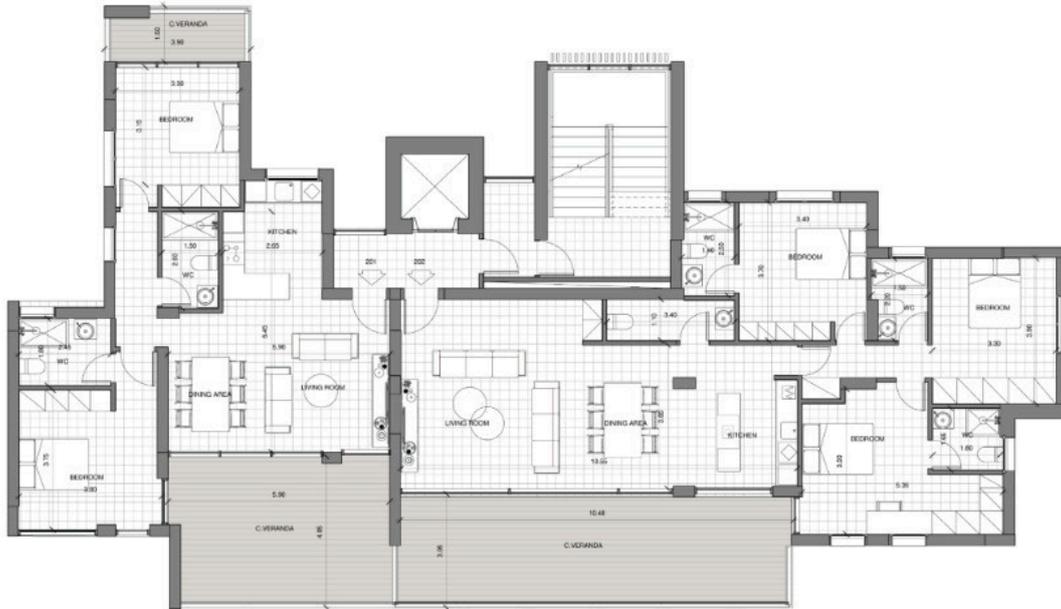


## APARTMENT 202

124m<sup>2</sup>  
Indoor

3  
Beds

32m<sup>2</sup>  
Covered  
Veranda



# Additional information

## Facilities

Aircondition, Provision

Gated complex

Parking, Covered

Pool, Communal

Solar water heater

Storage

## Features

Alarm system (provision)

Balcony

Bright

Double glazing

Easy access to highway

Easy access to main roads

En suite bathroom

Entrance gate, automated

Fitted wardrobes

Internet

Investment opportunity

Luxury specifications

Modern design

Near amenities

Near bus route

Panoramic view

Pipe-in-pipe plumbing system

Pressurized water system

Shutters, electric (provision)

Spacious rooms

Thermal insulation

Veranda

## Distances

Sea

 200 m

## Contact us



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