

## 5 Bedroom House for Sale in Potamos Germasogeias, Limassol District

This property has been built to the highest standard.

Although this is not a new house, it was built with the best materials and supervision. No expense has been spared for the build of the property. Entrance hall, guest wc/shower, guest room/maids, separate Living/dining area, a further lounge/tv room with connects with the separate kitchen/breakfast/diner and the utility area.

The upper level has 3 bedrooms, master en suite with walk in wardrobe, main bathroom, extra storage spaces.

From the upper level the feature staircase and landing look down onto the ground level which has fabulous feature high ceilings.

The lower ground area consists of maids/quarter,...



### Property Info

Covered Area	<b>400</b>
Furnishing	<b>Partially furnished</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>574</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>18332</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>3</b>

### Amenities

- Guest WC

### Location

**Location:** Potamos Germasogeias      Region: **Limassol**  
**Coordinates:** **34.706233 / 33.084999**

## Price: €1 380 000 + VAT

VAT for this property is **€189,750** or **€262,200**. 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>~€51 800.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 450.00/m<sup>2</sup></b>		

## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
License number	<b>344/E</b>	Legal name	<b>FOX Smart Estate Agency Network Ltd</b>
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## Price change history

€1 300 000 on Jan 20, 2024  
 €1 380 000 on Dec 12, 2025













