

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

Located just 400 meters from the sandy beaches and 5-star hotels of Limassol, this charming 2-bedroom townhouse offers the perfect blend of comfort, convenience, and coastal living. 

### ? Prime Location

Nestled in the heart of the Germasogeia tourist area, this home is ideal for both permanent living and investment. Enjoy walking distance to the beach, shops, restaurants, and all the amenities that make Limassol a top Mediterranean destination.

### ? Property Features

2 spacious bedrooms

Guest WC & Family bathroom

Internal area: 107 m<sup>2</sup>

Covered veranda: 12 m<sup>2</sup>

Uncovered veranda: 20 m<sup>2</sup>

Plot size: from 150 m<sup>2</sup>

High ceilings &...

### Property Info

Covered Area	<b>107</b>
Covered Veranda	<b>25</b>
Uncovered Veranda	<b>25</b>
Furnishing	<b>Furnished</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>150</b>
Pool	<b>Yes</b>
Parking	<b>Uncovered, Yes</b>

### Additional info

Reference Number	<b>H-105176</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>1</b>

- Guest WC

**Location**

**Location:** Potamos Germasogeias      Region: **Limassol**

Coordinates: **34.699794 / 33.09627**

## Price: €570 000 + VAT

VAT for this property is **€28,500** or **€108,300**. 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>~€19 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 327.00/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

€690 000 on Sep 4, 2023  
 €570 000 on Nov 18, 2025





