



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 m²

Covered veranda: 12 m²

Uncovered veranda: 20 m²

Plot size: from 150 m²

High ceilings &...

Property Info

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

Plot / Area Info

Plot area	150
Pool	Yes
Parking	Uncovered, Yes

Additional info

Reference Number	H-105176
Property type	House
Condition	Pre-Owned
Bathrooms	1



Amenities

- Guest WC

Location

Location: Potamos Germasogeias Region: **Limassol**
Coordinates: **34.699794 / 33.09627**



Price: €650 000 + VAT

VAT for this property is **€32,500** or **€123,500**. 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	Excluded	Title transfer fee	~€22 600.00	Common expenses	None
		Price per SQM	€6 075.00/m²		

Representative: FOX

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Price change history

€690 000 on Sep 4, 2023
€570 000 on Nov 18, 2025
€650 000 on Apr 26, 2026





