

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

The property is a modern design and is located very near the sea. There are 4 good sized bedrooms on the first floor with the master enjoying a private bathroom. The ground floor consists of a large separate kitchen, living room and another bedroom which has a private bathroom. There is also a roof garden with a small kitchenette. Outside, there is a nice garden area on 2 sides of the property and a covered parking space in the front.



### Property Info

Covered Area **214**  
 Furnishing **Unfurnished**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **301**  
 Parking **Covered, Yes**

### Additional info

Reference Number **18911**  
 Property type **House**  
 Condition **Pre-Owned**  
 Bathrooms **1**  
 View **City view**

### Amenities

- Garden

### Location

**Location:** Potamos Germasogeias      Region: **Limassol**  
 Coordinates: **34.6997318 / 33.0873408**

## Price: €1 600 000 + VAT

VAT for this property is **€146,991** or **€304,000**. 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>~€60 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€7 477.00/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>
Phone: <b>+35726940150, +35725267777, +35725760781</b>			

## Price change history

€1 300 000 on Feb 13, 2024

€1 600 000 on Jan 28, 2026

















