

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

This two-story semi-detached residence offers versatility as both a comfortable home and an office space. Constructed with reinforced concrete walls, brick, and cement columns, the property boasts a durable structure. Inside, marble and ceramic tile floors complement wooden doors and wardrobes, while glass and aluminum windows allow ample natural light.



Equipped with split-unit air conditioning and electrical storage heaters, the property ensures year-round comfort. Its southwest orientation grants stunning views, particularly towards the spacious parking area for the nearby “Columbia” Headquarters. Surrounded by well-developed residential areas, the property benefits ...

#### Property Info

#### Plot / Area Info

#### Additional info

Covered Area	<b>179</b>
Covered Veranda	<b>41</b>
Floor Number	<b>2</b>
Energy Efficiency	<b>B</b>
Air Conditioning	<b>All rooms, Yes</b>

Plot area **168**

Reference Number	<b>7671</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>

#### Amenities

#### Location

**Location:** Potamos Germasogeias

Region: **Limassol**

Coordinates: **34.70286420918053 / 33.07811722834955**

## Price: €420 000 + VAT

VAT for this property is **€30,526** or **€79,800**. 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>~€13 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 346.00/m<sup>2</sup></b>		

## Representative: MySpace

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## Price change history

€430 000 on Apr 25, 2024  
 €420 000 on Aug 30, 2025











