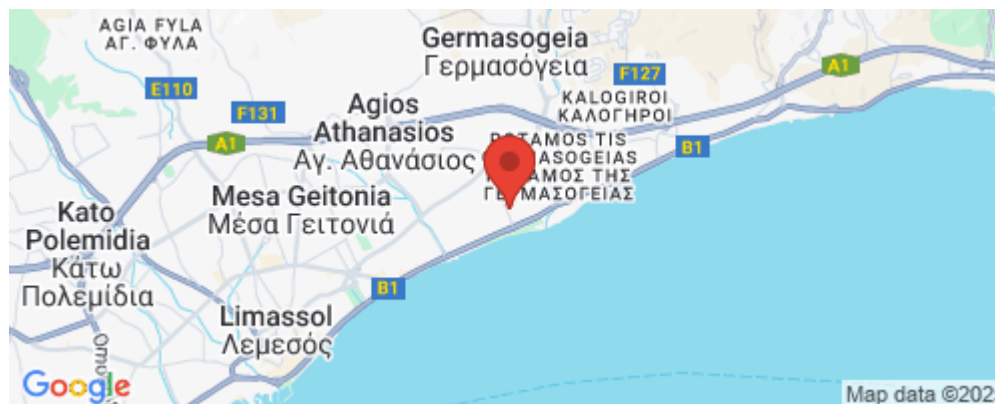


## 3 Bedroom House for Sale in Potamos Germasogeias, Limassol District

Introducing this exquisite detached 3-bedroom villa, conveniently located near Papas Supermarket. Spread across 2 floors, this fully renovated gem offers a spacious covered area of 190 square meters on a generous land plot of 258 square meters. With 4 bathrooms, air conditioning, central heating, and fully furnished interiors, comfort is paramount. Entertainment is covered with a TV and satellite antenna. The separate kitchen and fire place room add charm, while the housekeeping room ensures convenience. Outside, indulge in luxury with a jacuzzi, BBQ area, and a shimmering swimming pool. Parking is a breeze with covered parking. Plus, enjoy peace of mind with title deeds. Just 750 meters ...



### Property Info

|                  |                       |
|------------------|-----------------------|
| Covered Area     | <b>190</b>            |
| Floor Number     | <b>2</b>              |
| Air Conditioning | <b>All rooms, Yes</b> |

### Plot / Area Info

|           |            |
|-----------|------------|
| Plot area | <b>258</b> |
|-----------|------------|

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>7853</b>      |
| Property type    | <b>House</b>     |
| Condition        | <b>Pre-Owned</b> |
| Bathrooms        | <b>4</b>         |

### Amenities

### Location

**Location:** Potamos Germasogeias  
**Coordinates:** **34.695532387087 / 33.081226698216**

Region: **Limassol**

**Price: €850 000 + VAT**

VAT for this property is **€67,553** or **€161,500**. 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 | <b>Excluded</b> | Title transfer fee | <b>~€30 600.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€4 474.00/m<sup>2</sup></b> |                 |             |

**Representative: MySpace**

|                     |                                   |            |   |
|---------------------|-----------------------------------|------------|---|
| Registration number | <b>229/E</b>                      | Email      | <b>myspace.cyprus@gmail.com</b>                   |
| License number      | <b>1047</b>                       | Legal name | <b>MYSPLACE Real Estate/ A.SP.Thinkrealty ltd</b> |
| Phone:              | <b>+35795129336, +35799409010</b> |            |   |

**Price change history**

€800 000 on May 11, 2024

€850 000 on Dec 10, 2024







