

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

Maisonette with 3 bedrooms plus an office (which can be a fourth bedroom) in a 14-year-old complex with a swimming pool ☑☑ and a children's playground ☑☑. The house has 3 heated bathrooms and has been completely renovated to be warm and cozy, with underfloor heating, new windows, kitchen, plumbing, and fully equipped with furniture, textiles, bedding, kitchen equipment, etc. Additionally, it features fiber-optic internet, IPTV, energy-saving lighting, and solar panels. There is parking for two cars. ✖

Nearby, there are 3 supermarkets, a pharmacy, a post office, a school, 3 kindergartens, and excellent transport connections with access to the highway...

### Property Info

|                   |                       |
|-------------------|-----------------------|
| Covered Area      | <b>140</b>            |
| Floor Number      | <b>2</b>              |
| Energy Efficiency | <b>B</b>              |
| Air Conditioning  | <b>All rooms, Yes</b> |

### Plot / Area Info

|           |                    |
|-----------|--------------------|
| Plot area | <b>200</b>         |
| Pool      | <b>Common, Yes</b> |

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>232078</b>    |
| Property type    | <b>House</b>     |
| Condition        | <b>Pre-Owned</b> |
| Bathrooms        | <b>3</b>         |

### Amenities

### Location

**Location:** Potamos Germasogeias

Region: **Limassol**

Coordinates: **34.700332324108516 / 33.08786024490637**

## Price: €480 000 + VAT

VAT for this property is **€24,000** or **€91,200**. 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>~€15 800.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€3 429.00/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

€2 500 on Jul 30, 2024  
 €480 000 on Oct 22, 2025



