

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

Crown Plaza Villa  
Okeanidos Seafront Ag.Athanasios



Upper floor:

- 2 very large bedrooms with queen size beds & verandas
- 1 large bedroom with 2 single beds & veranda.
- 2 very large bathrooms, wc, bite, vanity room etc and attic storage space

Ground floor:

- 1 wc guest
- 4 living rooms
- 2 dinning rooms
- Fireplace
- Kitchen
- Extra area can be another bedroom/ office/ studio

Outside:

- Garden area / very large garden
  - 2 sitting areas
  - 1 sitting bbq area
- Swimming pool area / 4 sunbeds area

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### Property Info

Covered Area	<b>300</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>600</b>
Pool	<b>Yes</b>

### Additional info

Reference Number	<b>232976</b>
Property type	<b>House</b>
Bathrooms	<b>3</b>

### Amenities

### Location



**Location:** Potamos Germasogeias

**Region:** Limassol

**Coordinates:** 34.699346945458 / 33.088018021563

[www.index.cy](http://www.index.cy) - All Cyprus Real Estate

## Price: €3 250 000 + VAT

VAT for this property is **€390,000** or **€617,500**. 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>~€126 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€10 833.00/m²</b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
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## Price change history

€3 600 000 on Oct 20, 2024  
 €3 250 000 on May 22, 2025









