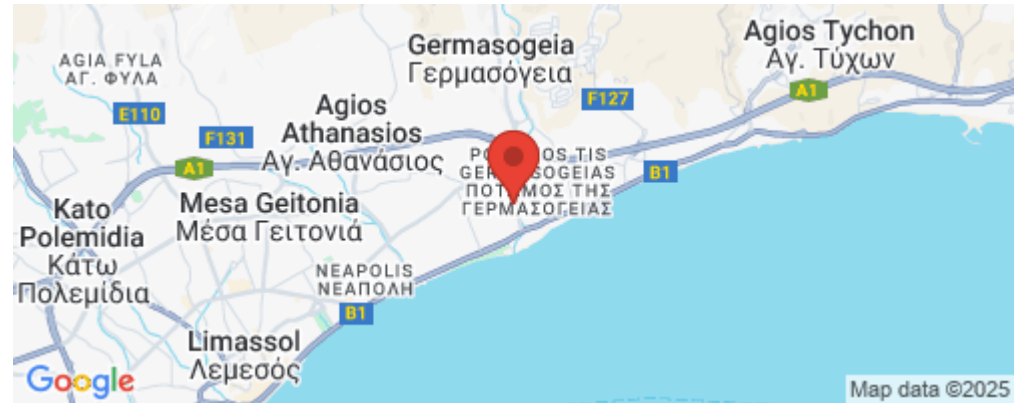


## 5 Bedroom House for Sale in Potamos Germasogeias, Limassol District

Gorgeous secured 5 bedrooms villa located in tourist area Germasoyia, in area Coya cafe and supermarket Metro, walking to the beach.



It comprises of:

- 5 bedrooms
- 4 w/c
- main bathroom
- shower room in master bdr
- Family bathroom
- guest toilet
- big basement with living room, bedroom, shower+w/c, huge laundry, storage.
- kitchen with all electrical fittings
- living and dining area
- central heating
- Air conditioners
- electrical shatters
- Security with alarm system and cameras
- covered parking
- lovely garden area
- privet sw...

**Plot / Area Info****Additional info**

Covered Area **260**  
Air Conditioning **All rooms, Yes**

Plot area **400**

Reference Number **233555**  
Property type **House**  
Condition **Pre-Owned**  
Construction Year **2012**  
Bathrooms **5+**

**Amenities****Location**

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

## Price: €1 300 000 + VAT

VAT for this property is **€142,000** or **€247,000**. 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>~€48 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 000.00/m²</b>		

## Representative: MySpace

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

## Price change history

€1 160 000 on Nov 21, 2024  
 €1 300 000 on Jul 16, 2025









