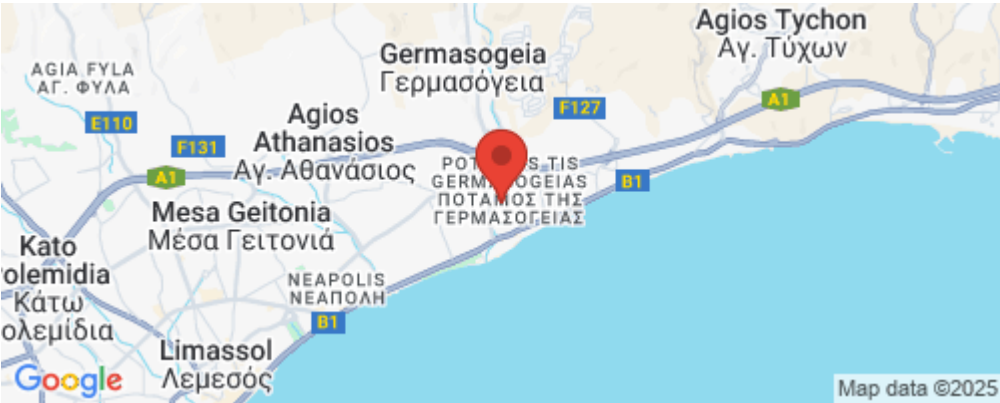


5 Bedroom House for Sale in Potamos Germasogeias, Limassol District

Elegant 5-Bedroom House



Spanning 220 m<sup>2</sup> on a 400 m<sup>2</sup> plot, this fully renovated (2024) home combines modern luxury with practicality. It features 5 bedrooms, 4 WCs (including a guest toilet and en-suite facilities), central heating, air conditioning, and full furnishings. The property boasts a private swimming pool, a secure alarm system with cameras, covered parking, and title deeds. Perfect for family living or entertaining, this home offers comfort and peace of mind.

| Property Info    |  | Plot / Area Info |     | Additional info  |           |
|------------------|--|------------------|-----|------------------|-----------|
|                  |  |                  |     | Reference Number | 233875    |
| Covered Area     | 220  | Plot area        | 400 | Property type    | House     |
| Air Conditioning | All rooms, Yes                                 | Pool             | Yes | Condition        | Pre-Owned |
|                  |  |                  |     | Bathrooms        | 4         |
|                  |  |                  |     |                  |           |
| Amenities        | Location                                       |                  |     |                  |           |
|                  | Location: Potamos Germasogeias                 |                  |     | Region: Limassol |           |
|                  | Coordinates: 34.701328428318 / 33.090257259457 |                  |     |                  |           |

## Price: €1 600 000 + VAT

VAT for this property is **€151,273** or **€304,000**. 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>~€60 600.00</b>  | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€7 273.00/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: +35795129336, +35799409010 |              |            |  |

## Price change history

€1 600 000 on Dec 21, 2024









