

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

3-Bedroom semi-detached house in a Complex with a Pool – Germasogeia Tourist Area 

A charming 3-bedroom townhouse located in the heart of Germasogeia’s tourist area. This two-story home is situated in a well-maintained complex with a swimming pool and is within walking distance of the sea. Surrounded by shops, cafes, and restaurants, it offers the perfect balance of convenience and leisure.

The ground floor features a separate kitchen, a guest WC, and a spacious living room. The upper floor includes three comfortable bedrooms and a full bathroom. An excellent choice for both permanent living and investment.

### Property Info

Covered Area **130**  
 Floor Number **2**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Pool **Common, Yes**

### Additional info

Reference Number **234296**  
 Property type **House**  
 Condition **Pre-Owned**

### Amenities

### Location

**Location:** Potamos Germasogeias Region: **Limassol**  
 Coordinates: **34.696381783422 / 33.088524601114**

## Price: €500 000 + VAT

VAT for this property is **€25,000** or **€95,000**. 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>~€16 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 846.00/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

€500 000 on Jan 24, 2025



