

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

3-Bedroom Townhouse in a Complex with a Pool – Germasogeia Tourist Area X

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		Plot / Area Info		Additional info	
Covered Area	<b>130</b>			Reference Number	<b>234296</b>
Floor Number	<b>2</b>	Pool	<b>Common, Yes</b>	Property type	<b>House</b>
Air Conditioning	<b>All rooms, Yes</b>			Condition	<b>Pre-Owned</b>

Amenities	Location	
	<b>Location:</b> Potamos Germasogeias	Region: <b>Limassol</b>
	Coordinates: <b>34.696381783422 / 33.088524601114</b>	

## 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 Price per SQM	<b>~€16 600.00</b> <b>€3 846.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## 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>
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## Price change history

€500 000 on Jan 24, 2025



