

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

New modern 3 bedrooms townhouse in Potamos Germasoya, just 600m form the sea, peaceful atmosphere of the quiet street in the neighborhood, with no tall buildings nearby is successfully combined with the closeness to the city's entire infrastructure – shops, pharmacies, restaurants and cafes, which provides excellent conditions for recreation, and for comfortable family living. Gated complex consists of seven 3 bedrooms maisonettes with hi-end finishing, installed VRV air conditioning system and underfloor heating. On the ground floor there is an open-plan living and dining area with a kitchen and a guest toilet. The first floor accomodates 2 bedrooms and a main bathroom ...

### Property Info

Covered Area	<b>156</b>
Covered Veranda	<b>22</b>
Uncovered Veranda	<b>60</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

### Additional info

Reference Number	<b>234542</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>

### Amenities

### Location

**Location:** Potamos Germasogeias Region: **Limassol**

## Price: €770 000 + VAT

VAT for this property is **€42,646** or **€146,300**. 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>~€27 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 936.00/m²</b>		

## Representative: MySpace

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## Price change history

€810 000 on Feb 2, 2025  
 €770 000 on Feb 19, 2025





