


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

For sale: A charming resale house located in the sought-after area of Potamos Germasogeias. With an internal space of 148 m2, this property offers  ample room for comfortable living.

This well-structured home features three spacious bedrooms and two modern bathrooms, perfect for families or those who appreciate extra space. Built in 2004, the house has been maintained in great condition and is ready for your personal touch. It comes unfurnished, allowing you the freedom to create the perfect living environment that reflects your style.

Potamos Germasogeias is known for its vibrant atmosphere, combining a mix of local charm and modern convenience. Residents enjoy easy access t...

### Property Info

|                  |                             |
|------------------|-----------------------------|
| Covered Area     | <b>148</b>                  |
| Furnishing       | <b>Unfurnished</b>          |
| Heating          | <b>Central Heating, Yes</b> |
| Air Conditioning | <b>All rooms, Yes</b>       |

### Plot / Area Info

|           |                       |
|-----------|-----------------------|
| Plot area | <b>250</b>            |
| Parking   | <b>Uncovered, Yes</b> |

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>28400</b>     |
| Property type    | <b>House</b>     |
| Condition        | <b>Pre-Owned</b> |
| Bathrooms        | <b>2</b>         |

### Amenities

- Guest WC

### Location

**Location:** Potamos Germasogeias      Region: **Limassol**  
**Coordinates:** **34.699193666961 / 33.092641622193**

## Price: €675 000 + VAT

VAT for this property is **€33,750** or **€128,250**. 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>~€23 600.00</b>  | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€4 561.00/m²</b> |                 |             |

## Representative: FOX

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                                    | <b>488</b>   | Email      | <b>info@foxrealty.com.cy</b>               |
| License number   | <b>344/E</b> | Legal name | <b>FOX Smart Estate Agency Network Ltd</b> |
| Phone: <b>+35726940150, +35725267777, +35725760781</b> |              |            |  |

## Price change history

€575 000 on Feb 19, 2025

€675 000 on Nov 19, 2025







