

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

We are offering a beautiful, three-story townhouse in the desirable neighborhood. This spacious home features:



- 3 bedrooms
- 3 bathrooms
- Modern kitchen and living area
- Ample natural light
- Conveniently located near shops, schools, and public transport
- Swimming pool
- VRV Air conditioning system
- Underfloor heating system

This property is perfect for those seeking a balance between privacy and community living. Don't miss this incredible opportunity—contact us today for more details or to schedule a viewing!

#### Property Info

Covered Area	<b>156</b>
Furnishing	<b>Unfurnished</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

#### Plot / Area Info

Pool **Yes**

#### Additional info

Reference Number	<b>28424</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>2</b>

#### Amenities

- Guest WC

#### Location

**Location:** Potamos Germasogeias  
**Coordinates:** **34.693609393101 / 33.082375707541**

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/m<sup>2</sup></b>		

## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
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## Price change history

€770 000 on Feb 20, 2025







