

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

This charming 3-bedroom semi-detached house is located in the heart of Potamos Germasogeias, sitting on a 263m<sup>2</sup> plot with 193m<sup>2</sup> of covered areas. Built in 2001, the property has been very well maintained and features a spacious living room with a cozy fireplace, a guest toilet, and sliding doors that open to the side yard. X

The house connects to a bright, open-plan kitchen and dining area, fully equipped with electrical appliances and plenty of sliding doors bringing in natural light. The kitchen leads to a cozy backyard with a garden, perfect for relaxing. On the second floor, you'll find a family bathroom with a bathtub, 2 additional bedrooms, and the master bedroom which i...

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>196</b>			Reference Number	<b>28564</b>
Furnishing	<b>Unfurnished</b>	Plot area	<b>263</b>	Property type	<b>House</b>
Heating	<b>Central Heating, Yes</b>	Parking	<b>Covered, Yes</b>	Condition	<b>Pre-Owned</b>
Air Conditioning	<b>All rooms, Yes</b>			Bathrooms	<b>2</b>

Amenities	Location	Region
• Guest WC	<b>Location:</b> Potamos Germasogeias Coordinates: <b>34.701551565409 / 33.079365877739</b>	<b>Limassol</b>

## Price: €950 000 + VAT

VAT for this property is **€78,714** or **€180,500**. 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>~€34 600.00</b> <b>€4 847.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: FOX

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

€990 000 on Feb 27, 2025

€950 000 on Nov 18, 2025







