

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

A fully renovated 2-bedroom maisonette located in the highly sought-after area of Potamos Germasogeia, just 400 meters from the sea, and surrounded by a well-developed infrastructure.



### Property Details:

- ✓ Total Area: 112 m<sup>2</sup>
- ✓ 2 Bedrooms
- ✓ 2 Bathrooms
- ✓ Fully renovated
- ✓ Brand-new furniture and appliances
- ✓ Underfloor heating on both floors
- ✓ Solar panels for water heating
- ✓ Private parking
- ✓ Communal swimming pool
- ✓ Walking distance to the beach (400 meters)
- ✓ Close to shops, cafes, and all amenities

□ Price: €620,000

### Property Info

### Plot / Area Info

### Additional info

Covered Area	104						
Covered Veranda	10					Reference Number	4531
Uncovered Veranda	8		Pool	Common, Yes		Property type	House
Furnishing	Furnished		Parking	Covered, Yes		Condition	Pre-Owned
Heating	Underfloor Heating, Yes					Bathrooms	2
Air Conditioning	All rooms, Yes						

## Amenities

- Parking

## Location

**Location:** Potamos Germasogeias

Region: **Limassol**

Coordinates: **34.702476893688 / 33.087043629217**

## Price: €620 000 + VAT

VAT for this property is **€31,000** or **€117,800**. 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>~€21 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 962.00/m<sup>2</sup></b>		

## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
License number	<b>347/E</b>	Legal name	<b>Esperia Estates (Limassol-Paphos) Limited</b>
Phone: <b>+35725255505, +35794001333</b>			

## Price change history

€620 000 on May 7, 2025







