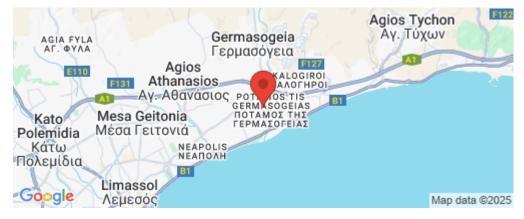
### 2 Bedroom House for Sale in Potamos Germasogeias, Limassol District

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			www.index.cy	- All Cyprus Real Estate
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	Location				
Parking	Location: Potamos Germasogeias Coordinates: 34.702476893688 / 33.		Region: <b>Limassol</b>		



#### 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	Excluded	Title transfer fee	~€21 400.00	Common expenses	Nono
		Price per SQM	€5 962.00/m²		None

#### **Representative: RealDeal Estates**

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

#### **Price change history**

€620 000 on May 7, 2025

## INDEX



# INDEX



### INDEX

