

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

3-Bedroom House for Sale – Limassol Area

Spacious 3-bedroom house with a covered area of 136 m<sup>2</sup>, plus 11 m<sup>2</sup> of covered verandas and 8 m<sup>2</sup> uncovered. Set on a nearly 300 m<sup>2</sup> plot with front and back gardens . The home features 1 bathroom, a guest toilet downstairs, a comfortable living and dining area, separate kitchen, garage, and covered parking. In good condition, approx. 20 years old. Ideal for family living or investment.

### Property Info

Covered Area	<b>147</b>
Covered Veranda	<b>11</b>
Uncovered Veranda	<b>8</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area **300**

### Additional info

Reference Number	<b>237309</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2001-2010</b>
Bathrooms	<b>2</b>

### Amenities

### Location

**Location:** Potamos Germasogeias Region: **Limassol**

## Price: €650 000 + VAT

VAT for this property is **€32,500** or **€123,500**. 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	<b>~€22 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 422.00/m²</b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b>
Phone: <b>+35795129336, +35799409010</b>			

## Price change history

€650 000 on Jun 5, 2025

















