

3 Bedroom House for Sale in Potamos Germasogeias, Limassol District

Renovated 3-bedroom house in the heart of Germasogeia – with title deed! Looking for a stylish and fully modernized home in one of Limassol's most desirable areas? This 170 m^2 2-level house offers a perfect blend of comfort, elegance, and convenience. Key features:

- Spacious living room with open-plan kitchen
- 3 bright bedrooms
- 2 bathrooms + 1 guest toilet
- Quiet residential area
- Only 700 m from the sea perfect for daily walks
- Everything within walking distance shops, schools, cafes
- Fully renovated like new
- Title deed available hassle-free transfer Ideal for families, ...

| Property Info | | Plot / Area Info | | Additional info | |
|-------------------|----------------------------|----------------------|---------------------|------------------------|-----------|
| Covered Area | 170 B All rooms, Yes | | | Reference Number | 237421 |
| | | Plot area Parking | 180 Covered, Yes | Property type | House |
| Energy Efficiency | | | | Condition | Pre-Owned |
| Air Conditioning | | | | | |
| | | | | Bathrooms | 2 |

Amenities Location

• Parking Location: Potamos Germasogeias Region: Limassol



Price: €820 000 + VAT

VAT for this property is €54,506 or €155,800. 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 | ~€29 400.00 | Common expenses | Nama |
|-----|----------|--------------------|--------------------|-----------------|------|
| | | Price per SOM | €4 824.00/m² | | None |

Representative: MySpace

| Registration number | 229/E | Email | myspace.cyprus@gmail.com |
|---------------------|-------|------------|-------------------------------------------|
| License number | 1047 | Legal name | MYSPACE Real Estate/ A.SP.Thinkrealty Itd |

Phone: **+35795129336**, **+35799409010**

Price change history

€850 000 on Jun 14, 2025 €870 000 on Sep 19, 2025 €820 000 on Sep 23, 2025





































