

## 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<sup>2</sup> 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

Covered Area	<b>170</b>
Energy Efficiency	<b>B</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>180</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>237421</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

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

## Price: €850 000 + VAT

VAT for this property is **€56,500** or **€161,500**. 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>~€30 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 000.00/m²</b>		

## Representative: MySpace

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## Price change history

€850 000 on Jun 14, 2025















