

## 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: €770 000 + VAT

VAT for this property is **€51,182** or **€146,300**. 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>~€27 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 529.00/m<sup>2</sup></b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPLACE Real Estate/ A.SP.Thinkrealty ltd</b>
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## Price change history

- €850 000 on Jun 14, 2025
- €870 000 on Sep 19, 2025
- €820 000 on Sep 23, 2025
- €770 000 on Jan 22, 2026









