

## 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 **170**  
 Energy Efficiency **B**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **180**  
 Parking **Covered, Yes**

### Additional info

Reference Number **237421**  
 Property type **House**  
 Condition **Pre-Owned**  
 Bathrooms **2**

### 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

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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









