

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

- 3 bedrooms
- 3 W/C
- Internal area: 122 m<sup>2</sup>
- Plot size: 170 m<sup>2</sup>
- Covered veranda: 22 m<sup>2</sup>
- Roof garden: 29 m<sup>2</sup>
- Private uncovered parking
- High ceilings (3.2 meters)
- Guest toilet
- VRV air conditioning system
- Underfloor heating
- Common swimming pool
- Landscaped gardens
- Located in Potamos Germasogeia just 600 meters from the sea
- Walking distance to all essential amenities



### Townhouse Layout:

- Ground Floor: Open-plan living and dining area, kitchen, guest toilet
- First Floor: 2 bedrooms, main bathroom with bathtub
- Top Floor: 1 be...

### Property Info

Covered Area	<b>122</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>170</b>
Pool	<b>Yes</b>
Parking	<b>Uncovered, Yes</b>

### Additional info

Reference Number	<b>12206</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>3</b>

### Amenities

### Location

Jul 11, 2025

1/7

<https://index.cy/sale/7849556>

**Location:** Potamos Germasogeias      Region: **Limassol**  
**Coordinates:** **34.702664 / 33.093671**

**Price: €730 000 + VAT**

VAT for this property is **€36,500** or **€138,700**. 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>~€25 800.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 984.00/m<sup>2</sup></b>		

**Representative: Kadis Estates**

Registration number	<b>506</b>	Email	<b>info@kadis.com.cy</b>
License number	<b>62/E</b>	Legal name	<b>N/A</b>
Phone: +35722344842			

**Price change history**

€730 000 on Jul 11, 2025











