

3 Bedroom House for Sale in Potamos Germasogeias, Limassol District

• 3 bedrooms

• 3 W/C

Internal area: 122 m²
Plot size: 170 m²

• Covered veranda: 22 m²

• Roof garden: 29 m²

• 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...

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Google Aspec	000	Map data ©2025

Property Info	
Covered Area	122
Heating	Underfloor Heating, Yes
Air Conditioning	All rooms, Yes

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Plot area	170
Pool	Yes
Parking	Uncovered, Ye

Diet / Area Info

	Reference Number	12206
	Property type	House
_	Condition	Pre-Owned
S	Bathrooms	3

Additional info



Location: Potamos Germasogeias

Coordinates: **34.702664** / **33.093671**

Region: **Limassol**



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	Excluded	Title transfer fee	~€25 800.00	Common ovnences	Nama
		Price per SOM	€5 984.00/m ²	Common expenses	None

Representative: Kadis Estates

Registration number	506	Email	info@kadis.com.cy
License number	62/E	Legal name	N/A

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Price change history

€730 000 on Jul 11, 2025





















