

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...

Property Info

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

Plot / Area Info

Plot area	170
Pool	Yes
Parking	Uncovered, Yes

Additional info

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

Amenities

May 1, 2026

Location

1/7

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

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 expenses	None
		Price per SQM	€5 984.00/m²		

Representative: Kadis Estates

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Price change history

€730 000 on Jul 11, 2025







