

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

For Sale - 4 Bedroom House near Del Mar, Potamos Germasogeias, Limassol

Well-maintained house in one of Limassol's most sought-after areas, just steps away from the beach and Del Mar. The property offers a functional layout with 2 bedrooms on the upper floor and 2 additional bedrooms in the semi-basement, making it suitable for family living or as an investment with rental potential.

Features include spacious living and dining areas, open-plan kitchen, multiple bathrooms, and private parking. Located close to shops, cafes, restaurants, and all essential amenities, with easy access to the seafront.

A rare opportunity in a prime residential and touristic location.

**Price: €2 300 000 + VAT**

VAT for this property is **€152,882** or **€437,000**. 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>~€88 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€13 529.00/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>
Phone:	<b>+35795129336, +35799409010</b>		

**Price change history**

€2 300 000 on Aug 22, 2025







