

## **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/m²</b>		

## Representative: MySpace

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## Price change history

€2 300 000 on Aug 22, 2025











