

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

The house is located in a convenient tourist area in Limassol. It is just 500 meters from the sea. Nearby amenities include children’s playground. The house has a private garden and a parking space. Other features: Underfloor heating Double glazed windows and electric shutters (provision) Solar system for hot water. The house is fully furnished with all the electrical appliances and has a separate title deed.



### Property Info

Covered Area	<b>146</b>
Covered Veranda	<b>25</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>1</b>

### Plot / Area Info

Plot area **149**

### Additional info

Reference Number	<b>S751-2</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>1</b>

### Amenities

### Location

**Location:** Potamos Germasogeias    Region: **Limassol**  
**Coordinates:** **34.70577 / 33.10098**

## Price: €570 000 + VAT

VAT for this property is **€28,500** or **€108,300**. 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>~€19 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 904.00/m<sup>2</sup></b>		

## Representative: Cyprus Developers Alliance (CDA Group)

Registration number	<b>Registration number 591</b>	Email	<b>sales@cyprus-alliance.com</b>
License number	<b>License 118/E</b>	Legal name	<b>Cyprus Developers Alliance (CDA Group)</b>
Phone: <b>+35725059360, +35797544416</b>			

## Price change history

€570 000 on Aug 26, 2025





