


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

This three-story townhouse in the desirable neighborhood of Limassol features: 3 bedrooms 3 bathrooms modern kitchen and living area swimming pool VRV Air conditioning system Underfloor heating system. The house offers ample natural light and is conveniently located near shops, schools and public transport. This property is perfect for those seeking a balance between privacy and community living. 

### Property Info

### Plot / Area Info

### Additional info

Covered Area **156**  
 Floor Number **1**  
 Total Number of Floors **1**

Reference Number **S878-TH**  
 Property type **House**  
 Condition **Pre-Owned**  
 Bathrooms **3**

### Amenities

### Location

**Location:** Potamos Germasogeias    Region: **Limassol**  
 Coordinates: **34.70269 / 33.09352**

## Price: €770 000 + VAT

VAT for this property is **€42,646** or **€146,300**. 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>~€27 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 936.00/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>
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## Price change history

€770 000 on Aug 26, 2025



