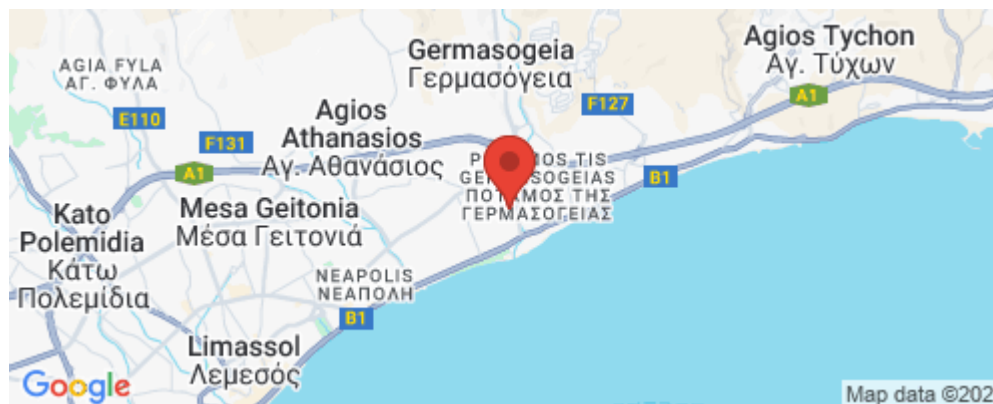


## 2 Bedroom House for Sale in Limassol

This renovated townhouse is located in the sought-after Potamos Germasogeia area of Limassol, within a gated residential complex. Originally built in 2012, the property has undergone a full structural renovation down to the brickwork, offering a refreshed and modern living space. The home includes two bedrooms and three bathrooms across a total covered area of 85.6 m<sup>2</sup>, making it suitable for both permanent residence and short- or long-term rental. With two private parking spaces and access to a secure complex with a barrier gate, residents benefit from privacy, safety, and convenience. Situated close to the beach and within reach of shops, restaurants, and essential services, the pro...



### Property Info

### Plot / Area Info

Covered Area	<b>86</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>1</b>

### Additional info

Reference Number	<b>B261-1</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>3</b>

### Amenities

### Location

<b>Location:</b> Limassol	Region: <b>Limassol</b>
Coordinates: <b>34.69983 / 33.08681</b>	

**Price: €550 000 + VAT**

VAT for this property is **€27,500** or **€104,500**. 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>~€18 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€6 395.00/m²</b>		

**Representative: Cyprus Developers Alliance (CDA Group)**

Registration number	<b>N/A</b>	Email	<b>cyp@cyprus-alliance.com</b>
License number	<b>N/A</b>	Legal name	<b>Cyprus Developers Alliance (CDA Group)</b>
Phone: <b>+35725355260, +35780004455</b>			

**Price change history**

€550 000 on Aug 26, 2025





