



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

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

### Additional info

Covered Area **86**  
Floor Number **1**  
Total Number of Floors **1**

Reference Number **B261-1**  
Property type **House**  
Condition **Pre-Owned**  
Bathrooms **3**

### Amenities

### Location

**Location:** Potamos Germasogeias    Region: **Limassol**  
Coordinates: **34.69983 / 33.08681**



## 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/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

€550 000 on Aug 26, 2025



