

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

The townhouse showcases a modern and sophisticated design, spanning across three spacious levels. Premium finishing touches enhance the overall allure of this stunning property, while the landscaped verandas provide an ideal spot to soak in the surroundings. Moreover, it boasts its own private plot of land, complete with a meticulously maintained garden and a refreshing swimming pool. Nestled on a peaceful street, this charming complex occupies a coveted location in the heart of Germasoyia, a highly sought-after residential quarter of Limassol. Within a few minutes' leisurely stroll, residents can reach the picturesque seafront and immerse themselves in the natural beauty of t...

#### Property Info

#### Plot / Area Info

#### Additional info

Covered Area	<b>153</b>
Covered Veranda	<b>22</b>
Uncovered Veranda	<b>30</b>
Furnishing	<b>Furnished</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

Pool	<b>Common, Yes</b>
Parking	<b>Uncovered, Yes</b>

Reference Number	<b>6113</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2020</b>
Bathrooms	<b>3</b>

#### Amenities

#### Location

- Parking

**Location:** Potamos Germasogeias      Region: **Limassol**  
 Coordinates: **34.702699 / 33.093433**

## Price: €690 000 + VAT

VAT for this property is **€36,394** or **€131,100**. 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>~€24 200.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 510.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€690 000 on Oct 8, 2025











