

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

Discover the elegance of modern coastal living with this exquisite three-bedroom townhouse in the prestigious Potamos Germasogeia area, within walking distance from the shimmering Mediterranean Sea. Tucked away on a tranquil residential street with no towering buildings nearby, it offers rare serenity while remaining steps from the city's finest amenities—boutique shops, pharmacies, gourmet restaurants, and charming cafés. A perfect blend of peaceful retreat and urban convenience, ideal for both sophisticated family living and a prime investment opportunity.

Part of an exclusive gated complex of only seven luxury maisonettes, this residence features high-end finishes, a state-o...



Property Info		Plot / Area Info		Additional info	
Covered Area	156			Reference Number	11231
Covered Veranda	22		Common, Yes Uncovered, Yes	Property type	House
Furnishing	Furnished			Condition	<b>Pre-Owned</b>
Heating	Underfloor Heating, Yes			Construction Year	2020
Air Conditioning	All rooms, Yes			Bathrooms	2

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Amenities	Location

• Parking Location: Potamos Germasogeias Region: Limassol

Coordinates: **34.702699** / **33.093433** 



**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 Excluded

Title transfer fee ~€27 400.00

Price per SQM €4 936.00/m²

Common expenses None

## Representative: Cyprus Sotheby's International Realty

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## **Price change history**

€770 000 on Oct 8, 2025























