

## 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

Covered Area	<b>156</b>
Covered Veranda	<b>22</b>
Furnishing	<b>Furnished</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Pool  
Parking

**Common, Yes**  
**Uncovered, Yes**

### Additional info

Reference Number	<b>11231</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2020</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

**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	<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 Sotheby's International Realty

Registration number	<b>1013</b>	Email	<b>info@cyprus-sothebysrealty.com</b>
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## Price change history

€770 000 on Oct 8, 2025







