

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	156
Covered Veranda	22
Furnishing	Furnished
Heating	Underfloor Heating, Yes
Air Conditioning	All rooms, Yes

Plot / Area Info

Pool
Parking

Common, Yes
Uncovered, Yes

Additional info

Reference Number	11231
Property type	House
Condition	Pre-Owned
Construction Year	2020
Bathrooms	2

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	Excluded	Title transfer fee	~€27 400.00	Common expenses	None
		Price per SQM	€4 936.00/m²		

Representative: Cyprus Sotheby's International Realty

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Price change history

€770 000 on Oct 8, 2025







