

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

A perfect blend of modern comfort and coastal charm, this elegant three-bedroom maisonette is located just 700 meters from the beach in the sought-after Potamos Germasogeias area. Situated on a quiet residential street, it is part of a well-maintained complex with a communal swimming pool and a children's playground, offering a relaxed and convenient lifestyle.

Spanning three levels, the property is thoughtfully designed to maximize space and functionality. The ground floor features an open-plan living and dining area, a fully equipped kitchen, and a guest toilet. On the first floor, there are two bright bedrooms (one with a private balcony), a laundry area, and a family bathroom....

### Property Info

|                   |                                |
|-------------------|--------------------------------|
| Covered Area      | <b>153</b>                     |
| Covered Veranda   | <b>24</b>                      |
| Uncovered Veranda | <b>25</b>                      |
| Furnishing        | <b>Furnished</b>               |
| Heating           | <b>Underfloor Heating, Yes</b> |
| Air Conditioning  | <b>All rooms, Yes</b>          |

### Plot / Area Info

|           |                       |
|-----------|-----------------------|
| Plot area | <b>95</b>             |
| Pool      | <b>Common, Yes</b>    |
| Parking   | <b>Uncovered, Yes</b> |

### Additional info

|                   |                  |
|-------------------|------------------|
| Reference Number  | <b>11923</b>     |
| Property type     | <b>House</b>     |
| Condition         | <b>Pre-Owned</b> |
| Construction Year | <b>2021</b>      |
| Bathrooms         | <b>2</b>         |

### Amenities

- Parking

### Location

**Location:** Potamos Germasogeias      Region: **Limassol**  
**Coordinates:** **34.702824 / 33.091991**

## Price: €760 000 + VAT

VAT for this property is **€40,086** or **€144,400**. 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>~€27 000.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€4 967.00/m<sup>2</sup></b> |                 |             |

## Representative: Cyprus Sotheby's International Realty

|  |              |            |                                       |
|--|--------------|------------|---------------------------------------|
| Registration number                      | <b>1013</b>  | Email      | <b>info@cyprus-sothebysrealty.com</b> |
| License number                           | <b>517/E</b> | Legal name | <b>ConceptRealty Ltd</b>              |
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## Price change history

€760 000 on Oct 8, 2025





















