

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		Plot / Area Info		Additional info	
Covered Area	153			Deference Number	11022
Covered Veranda	24	Plot area Pool Parking	95 Common, Yes Uncovered, Yes	Reference Number Property type Condition Construction Year	11923 House Pre-Owned 2021
Uncovered Veranda	25				
Furnishing	Furnished				
Heating	Underfloor Heating, Yes				
Air Conditioning	All rooms, Yes			Bathrooms	2

Amenities Location

• Parking 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 Excluded

Title transfer fee ~€27 000.00

Price per SQM €4 967.00/m²

Common expenses None

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Price change history

€760 000 on Oct 8, 2025





























