

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	153
Covered Veranda	24
Uncovered Veranda	25
Furnishing	Furnished
Heating	Underfloor Heating, Yes
Air Conditioning	All rooms, Yes

Plot / Area Info

Plot area	95
Pool	Common, Yes
Parking	Uncovered, Yes

Additional info

Reference Number	11923
Property type	House
Condition	Pre-Owned
Construction Year	2021
Bathrooms	2

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	Excluded	Title transfer fee	~€27 000.00	Common expenses	None
		Price per SQM	€4 967.00/m²		

Representative: Cyprus Sotheby's International Realty

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Price change history

€760 000 on Oct 8, 2025











