

## 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

Amenities	Location
• Parking	<b>Location:</b> Potamos Germasogeias      Region: <b>Limassol</b> Coordinates: <b>34.702824 / 33.091991</b>

## 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 Price per SQM	<b>~€27 000.00</b> <b>€4 967.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Cyprus Sotheby's International Realty

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## Price change history

€760 000 on Oct 8, 2025











