

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

This beautiful fully renovated 2-bedroom maisonette is located in a quiet, green, and well-maintained area of Potamos Germasogeia, just 3 minutes from the beach and within close proximity to all essential amenities.

The property features two spacious bedrooms and two bathrooms (a main bathroom and a guest WC). A large open-plan living and kitchen area creates a bright and functional living space, ideal for everyday living and entertaining. The home also benefits from three separate verandas/balconies, offering pleasant outdoor areas.

The maisonette includes private parking for exclusive use, a private yard, and generous outdoor space, providing comfort and privacy. It has be...

### Property Info

Covered Area	<b>82</b>
Energy Efficiency	<b>B</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>202</b>
-----------	------------

### Additional info

Reference Number	<b>241715</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>2</b>

### Amenities

#### Location

**Location:** Potamos Germasogeias Region: **Limassol**

## Price: €360 000 + VAT

VAT for this property is **€18,000** or **€68,400**. 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>~€11 000.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 390.00/m<sup>2</sup></b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPLACE Real Estate/ A.SP.Thinkrealty ltd</b>
Phone: <b>+35795129336, +35799409010</b>			

## Price change history

€384 000 on Jan 22, 2026

€360 000 on May 1, 2026





