

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

### Property Features:

- Internal Area: 191 sq.m
- Ground Floor: Entrance hall, open plan living/dining area, kitchen, guest W/C, covered and uncovered veranda.
- First Floor: 4 bedrooms including an en-suite shower/toilet, additional bathroom with toilet, utility room and uncovered veranda.
- Covered Veranda: 22 sq.m.
- Uncovered Veranda: 18 sq.m.

### Additional Highlights:

- Uncovered parking area
- Yard

### Prime Location:

- 20m south of Nicosia-Limassol highway
- 115m southwestern of Germasogeia' s roundabout

There is a separate title deed for this property.

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>191</b>			Reference Number	<b>14458</b>
Furnishing	<b>Unfurnished</b>	Parking	<b>No</b>	Property type	<b>House</b>
Energy Efficiency	<b>N/A</b>			Condition	<b>Pre-Owned</b>
				Bathrooms	<b>3</b>
Amenities		Location			
• Balcony		<b>Location:</b> Potamos Germasogeias      Region: <b>Limassol</b> Coordinates: <b>34.707328 / 33.084939</b>			

**Price: €590 000 + VAT**

VAT for this property is **€47,231** or **€112,100**. 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>~€20 200.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 089.00/m<sup>2</sup></b>		

**Representative: 4BuyandSell**

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**Price change history**

€590 000 on Jan 23, 2026









