

3 Bedroom House for Sale in Potamos Germasogeias, Limassol District

A well-maintained three-bedroom house with a private swimming pool and a maid’s room, located in the desirable area of Potamos Germasogeia, Limassol, within walking distance of the beach. The property is situated in a quiet residential neighborhood, offering privacy and convenience. The house is fully furnished with high-quality handmade Italian furniture and features wooden parquet floors, a modern built-in Italian kitchen, full air-conditioning, and central heating. It is arranged over three levels. The upper floor includes a spacious master bedroom with a walk-in wardrobe and en-suite bathroom, as well as a guest bedroom with its own bathroom. The ground floor offers a separate...

Property Info

Covered Area	196
Covered Veranda	28
Uncovered Veranda	36
Floor Number	3
Furnishing	Furnished
Energy Efficiency	B
Air Conditioning	All rooms, Yes

Plot / Area Info

Plot area	480
Pool	Yes
Parking	Uncovered, Yes

Additional info

Reference Number	242145
Property type	House
Condition	Pre-Owned
Bathrooms	4

Amenities

- Parking

Location

Location: Potamos Germasogeias Region: **Limassol**

Price: €1 350 000 + VAT

VAT for this property is **€111,857** or **€256,500**. 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	~€50 600.00	Common expenses	None
		Price per SQM	€6 888.00/m²		

Representative: MySpace

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Price change history

€1 350 000 on Feb 4, 2026







