

### 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	<b>196</b>
Covered Veranda	<b>28</b>
Uncovered Veranda	<b>36</b>
Floor Number	<b>3</b>
Furnishing	<b>Furnished</b>
Energy Efficiency	<b>B</b>
Air Conditioning	<b>All rooms, Yes</b>

#### Plot / Area Info

Plot area	<b>480</b>
Pool	<b>Yes</b>
Parking	<b>Uncovered, Yes</b>

#### Additional info

Reference Number	<b>242145</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>4</b>

#### 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	<b>Excluded</b>	Title transfer fee	<b>~€50 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€6 888.00/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>
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## Price change history

€1 350 000 on Feb 4, 2026







