


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

Modern 3-bedroom villa with an additional office, located in one of Limassol's most sought-after residential areas, just 700 meters from the beach. Set within a prestigious gated complex, the property offers privacy, comfort and resort-style living. 

### Property Features:

- 3 + 1 Bedrooms
- 3 W/C
- Internal Area: 275 m<sup>2</sup>
- Plot size: 250 m<sup>2</sup>
- Three-level layout
- In-house elevator with access to all floors
- Fully furnished and equipped
- Spacious veranda with views of the garden and pool
- Underfloor heating throughout
- VRV air conditioning system
- High-quality finishes with marble and natura...

### Property Info

Covered Area	<b>275</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>250</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>16746</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>3</b>

### Amenities

- Gym

### Location

**Location:** Potamos Germasogeias  
**Coordinates:** **34.702375491764 / 33.090742132522**

Region: **Limassol**

## Price: €1 950 000 + VAT

VAT for this property is **€221,591** or **€370,500**. 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>~€74 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€7 091.00/m<sup>2</sup></b>		

## Representative: Kadis Estates

Registration number	<b>506</b>	Email	<b>info@kadis.com.cy</b>
License number	<b>62/E</b>	Legal name	<b>N/A</b>
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## Price change history

€1 950 000 on Feb 10, 2026





