

3 Bedroom House for Sale in Potamos Germasogeias, Limassol District

This 3-bedroom house with a private pool is located in the prestigious area of Potamos Germasogeias in Limassol, within walking distance of the beach and situated in a quiet residential neighborhood. ✖

The home is fully furnished with high-end handmade Italian furniture, wooden parquet floors, and a modern built-in Italian kitchen. It is equipped with air conditioning throughout and central heating.

The property is built on three levels with a total covered area of 168 m² plus a 77 m² basement, set on a 480 m² plot. It also features a 28 m² covered veranda and a 36 m² uncovered veranda.

The upper floor includes a spacious master bedroom with walk-in wardrobe and en-su...

Property Info

| | |
|-------------------|-----------------------|
| Covered Area | 196 |
| Covered Veranda | 28 |
| Uncovered Veranda | 36 |
| Furnishing | Furnished |
| Air Conditioning | All rooms, Yes |

Plot / Area Info

| | |
|-----------|------------|
| Plot area | 480 |
| Pool | Yes |

Additional info

| | |
|------------------|---------------|
| Reference Number | 243178 |
| Property type | House |
| Bathrooms | 3 |

Amenities

Location

Location: Potamos Germasogeias Region: **Limassol**
Coordinates: **34.70303993 / 33.08479681**

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.

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|-----|-----------------|--------------------|--------------------------------|-----------------|-------------|
| VAT | Excluded | Title transfer fee | ~€50 600.00 | Common expenses | None |
| | | Price per SQM | €6 888.00/m² | | |

Representative: MySpace

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|--|--------------|------------|---|
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Price change history

€1 350 000 on Mar 13, 2026











