


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.

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

Representative: MySpace

Registration number	229/E	Email	myspace.cyprus@gmail.com
License number	1047	Legal name	MYSPLACE Real Estate/ A.SP.Thinkrealty ltd
Phone: +35795129336, +35799409010			

Price change history

€1 350 000 on Mar 13, 2026











