

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

A beautifully fully renovated and fully furnished upper floor house for sale in the highly desirable area of Potamos Germasogeias. Situated on the 1st floor, this property offers 104 sq.m. of covered areas, an additional 8 sq.m. veranda, and a generous 50 sq.m. private rooftop—perfect for outdoor living and entertaining.



The home features a bright open-plan living and dining area connected to a spacious modern kitchen, along with a small kitchen balcony and a second balcony accessible from the living room. There are three well-sized bedrooms, including a master with ensuite shower, plus a separate main bathroom.

Ideally located within walking distance to Kolonakiou Avenue,...

#### Property Info

Covered Area **112**  
 Furnishing **Furnished**  
 Air Conditioning **All rooms, Yes**

#### Plot / Area Info

#### Additional info

Reference Number **33568**  
 Property type **House**  
 Condition **Pre-Owned**  
 Bathrooms **2**

#### Amenities

- Balcony

#### Location

**Location:** Potamos Germasogeias  
 Coordinates: **34.698896842447 / 33.076397005923**

Region: **Limassol**

## Price: €425 000 + VAT

VAT for this property is **€21,250** or **€80,750**. 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>~€13 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 795.00/m<sup>2</sup></b>		

## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
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## Price change history

€450 000 on Apr 30, 2026  
 €425 000 on May 15, 2026





