


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

Discover this exceptional modern villa located in the highly desirable area of Potamos Germasogeias, just 2 km from the seaside and only minutes from Limassol city center. 

This elegant property is designed across 3 levels, combining contemporary architecture, functional living spaces, and breathtaking sea and city views. With high-end finishes, spacious verandas, and an impressive roof garden, this villa is ideal for permanent residence, holiday living, or investment.

The ground floor offers a bright open-plan living and dining area seamlessly connected with the modern kitchen, along with a guest toilet, additional side exit, and direct access to the private garden yard.

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#### Property Info

Covered Area **225**  
 Furnishing **Unfurnished**  
 Heating **Central Heating, Yes**  
 Air Conditioning **All rooms, Yes**

#### Plot / Area Info

Parking **Uncovered, Yes**

#### Additional info

Reference Number **33896**  
 Property type **House**  
 Condition **Pre-Owned**  
 Bathrooms **2**

#### Amenities

- Guest WC

#### Location

**Location:** Potamos Germasogeias      Region: **Limassol**  
 Coordinates: **34.715165 / 33.087855**

**Price: €680 000 + VAT**

VAT for this property is **€65,733** or **€129,200**. 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>~€23 800.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 022.00/m<sup>2</sup></b>		

**Representative: FOX**

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**Price change history**

€680 000 on May 28, 2026











