


## 6+ Bedroom House for Sale in Potamos Germasogeias, Limassol District

Signature luxury 6-bedroom villa in the prestigious Potamos Yermasoyia (PAPAS area), Oias Street, Limassol — a rare opportunity to own a private, fully customisable residence in a fully developed, peaceful enclave just steps from the sea. 

Delivery: July 2026 — the project is almost completed and progressing exactly as planned. The property is now at a stage where it can be clearly experienced and evaluated, and the future owner has full freedom to personalise: all interior materials and finishes are 100% customisable.

### The Villa

- 6 bedrooms (master + 4 en-suite + maid's room)
- 5+ bathrooms
- 542 sqm covered area on a 691 sqm cor...

### Property Info

Covered Area	<b>542</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area **691**

### Additional info

Reference Number	<b>244393</b>
Property type	<b>House</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>5+</b>

### Amenities

- Fireplace

### Location

**Location:** Potamos Germasogeias      Region: **Limassol**  
 Coordinates: **34.72118634 / 33.08441082**

## Price: €3 950 000 + VAT

VAT for this property is **€597,456** or **€750,500**. 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.

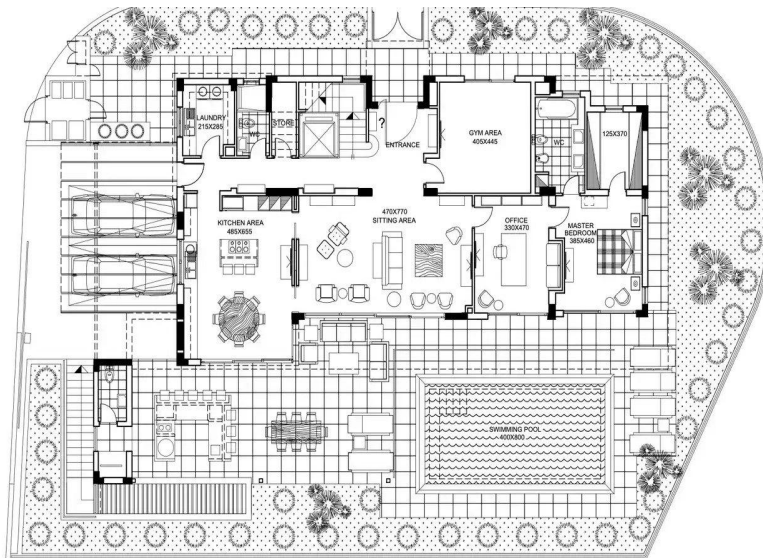
VAT	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€7 288.00/m<sup>2</sup></b>		

## Representative: MySpace

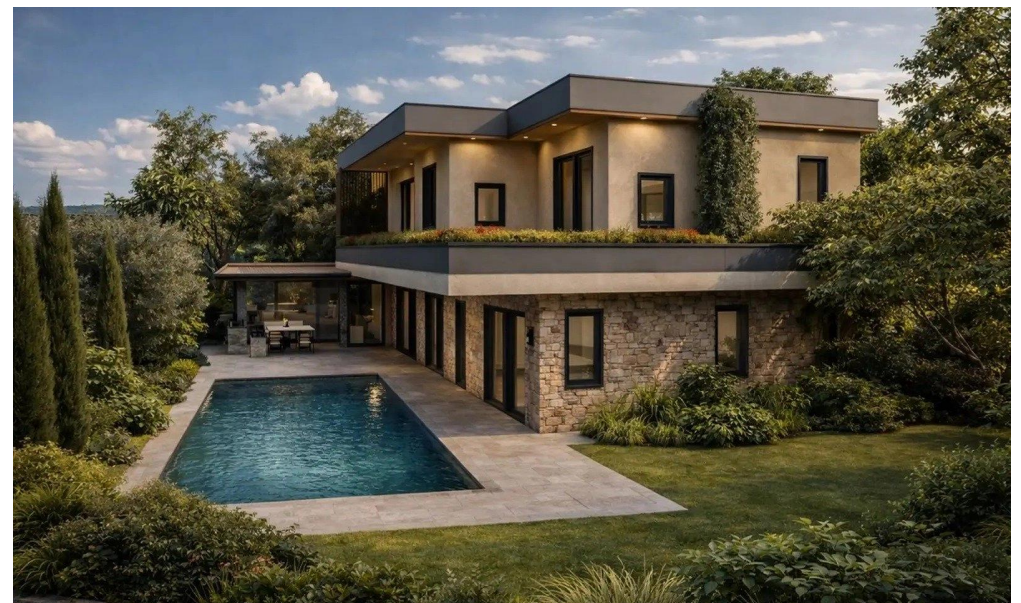
Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b>
Phone:	<b>+35795129336, +35799409010</b>		

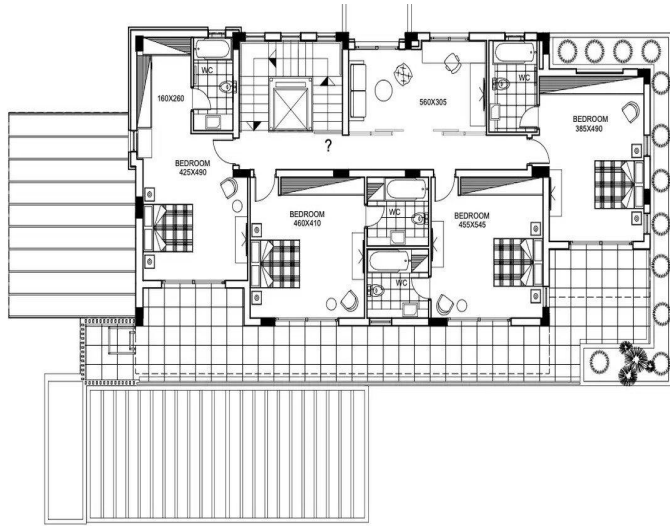
## Price change history

€3 950 000 on Jun 3, 2026



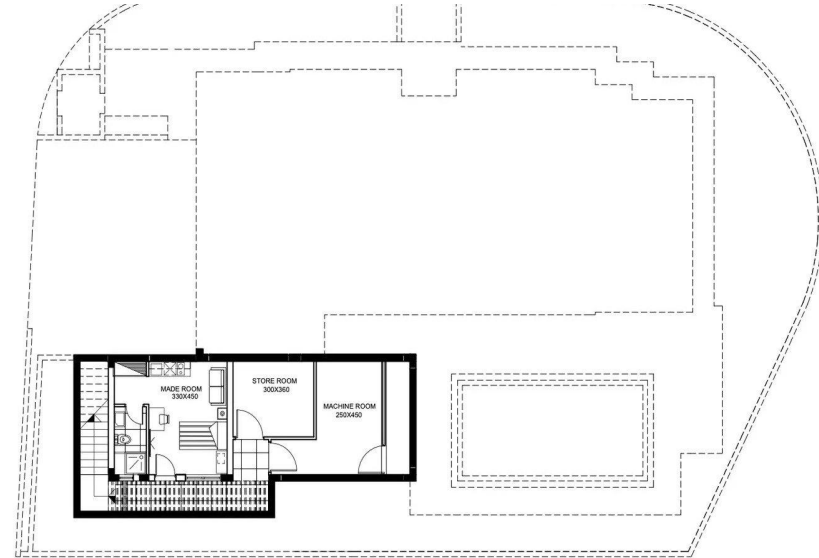
around floor





**1st floor**

INTERNAL COVERED AREA..... = 183.53 m<sup>2</sup>



**basement**

