

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

A lovely well-appointed 6 bedroom Villa in the sought after location of Potamos Germasogias. Offers 445m<sup>2</sup> covered area over 3 floors and 746m<sup>2</sup> plot size. This villa is well maintained, and moreover has room for further extension to the property if further bedrooms are required. Large entrance hall, comfortable sitting/dining areas with fireplace, large separate fully equipped kitchen with island bar/breakfast/diner, utility room, patio doors opening onto the pool area, ground level office/4th bedroom, guest wc/shower. The upper level has 3 en suite bedrooms, master with walk in wardrobes, large balconies off the bedrooms overlooking the surrounding areas and the pool. The lower ground l...



### Property Info

Covered Area	<b>445</b>
Covered Veranda	<b>80</b>
Uncovered Veranda	<b>80</b>
Total Number of Floors	<b>3</b>
Furnishing	<b>Unfurnished</b>
Heating	<b>Central Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>746</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>H-103245</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>5+</b>

### Amenities

- Guest WC

### Location

**Location:** Potamos Germasogeias      Region: **Limassol**  
**Coordinates:** **34.70203587 / 33.08680773**

## Price: €2 750 000 + VAT

VAT for this property is **€392,725** or **€522,500**. 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>~€106 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€6 180.00/m²</b>		

## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
License number	<b>344/E</b>	Legal name	<b>FOX Smart Estate Agency Network Ltd</b>
Phone: <b>+35726940150, +35725267777, +35725760781</b>			

## Price change history

€2 750 000 on Sep 4, 2023













