

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 445m² covered area over 3 floors and 746m² 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	445
Covered Veranda	80
Uncovered Veranda	80
Total Number of Floors	3
Furnishing	Unfurnished
Heating	Central Heating, Yes
Air Conditioning	All rooms, Yes

Plot / Area Info

Plot area	746
Pool	Yes
Parking	Covered, Yes

Additional info

Reference Number	H-103245
Property type	House
Condition	Pre-Owned
Bathrooms	5+

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	Excluded	Title transfer fee	~€106 600.00	Common expenses	None
		Price per SQM	€6 180.00/m²		

Representative: FOX

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

Price change history

€2 750 000 on Sep 4, 2023









