

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

Amenities: sauna, swimming pool, barbecue area, home theater, jacuzzi, gym, underfloor heating Location: just 400 meters from the sea! 

This villa offers ideal conditions for both vacation and permanent living. Spacious rooms and modern amenities ensure the highest level of comfort and coziness for you and your family. Immerse yourself in an atmosphere of luxury and privacy, enjoying the proximity to the sea and stunning views. Villa Features: Sauna for relaxation and wellness

Swimming pool for refreshing swims anytime Barbecue area for pleasant evenings with friends and family Home theater for cozy movie nights Jacuzzi for complete relaxation Gym to keep in excellent physica...

### Property Info

Covered Area	<b>620</b>
Total Number of Floors	<b>5</b>
Furnishing	<b>Furnished</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>884</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>H-72114</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: €4 500 000 + VAT

VAT for this property is **€702,581** or **€855,000**. 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>~€176 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€7 258.00/m<sup>2</sup></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

€3 500 000 on Sep 4, 2023  
 €15 000 on Sep 18, 2024  
 €4 500 000 on Nov 18, 2025

















