

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

This luxurious villa for sale is a spacious and elegant property spanning 540 square meters across three floors. In addition to the living space, it boasts approximately 200 square meters of coveted verandas and a 35-square meter covered BBQ area, perfect for outdoor entertainment. Situated on a generous plot of 640 square meters, the villa was originally built in 2002 and underwent a full renovation in 2024, ensuring modern amenities and stylish finishes throughout.



The villa features underfloor heating for added comfort, an elevator for convenience, and a new air conditioning system for climate control. With a total of 6 bedrooms and 6 bathrooms, including a luxurious 65-square m...

| Property Info | | Plot / Area Info | | Additional info | |
|------------------|-------------------------|------------------|--------------|------------------|------------------|
| Covered Area | 540 | | | Reference Number | 24898 |
| Furnishing | Unfurnished | Plot area | 640 | Property type | House |
| Heating | Underfloor Heating, Yes | Parking | Covered, Yes | Condition | Pre-Owned |
| Air Conditioning | All rooms, Yes | | | Bathrooms | 5+ |

Amenities Location

• Gym

Coordinates: 34.6997318 / 33.0873408



Price: €1 700 000 + VAT

VAT for this property is €256,889 or €323,000. 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 Excluded

Title transfer fee ~€64 600.00

Price per SQM €3 148.00/m²

Common expenses None

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

€1 980 000 on Apr 27, 2024 €1 700 000 on Nov 18, 2025



































