

## 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

Covered Area	<b>540</b>
Furnishing	<b>Unfurnished</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>640</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>24898</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>5+</b>

### Amenities

- Gym

### Location

**Location:** Potamos Germasogeias      Region: **Limassol**  
**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	<b>Excluded</b>	Title transfer fee	<b>~€64 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 148.00/m<sup>2</sup></b>		

## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
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## Price change history

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











