


## 5 Bedroom House for Sale in Potamos Germasogeias, Limassol District

Luxurious 5-bedroom villa located near the Pizza Hut area, just behind Papas Supermarket. This fully renovated villa sits on a spacious land of 400m<sup>2</sup> with a cover area of 235m<sup>2</sup>. Boasting 3 bathrooms, 6 air conditioners, central heating, and fully furnished interiors including TV and satellite antenna, it offers both comfort and style. Enjoy the convenience of an alarm system for security and unwind in the private swimming pool surrounded by a beautifully landscaped garden. With title deeds available, this villa is only 300m away from the sea, providing easy access to beachside relaxation. 

### Property Info

Covered Area **235**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **400**  
 Pool **Yes**

### Additional info

Reference Number **7854**  
 Property type **House**  
 Condition **Pre-Owned**

### Amenities

#### Location

**Location:** Potamos Germasogeias Region: **Limassol**  
 Coordinates: **34.692994436794 / 33.08162516149**

**Price: €1 300 000 + VAT**

VAT for this property is **€130,830** or **€247,000**. 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>~€48 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 532.00/m<sup>2</sup></b>		

**Representative: MySpace**

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**Price change history**

€1 300 000 on May 11, 2024







