

5 Bedroom House for Sale in Potamos Germasogeias, Limassol District

Discover the charm of coastal living with this spacious villa, perfectly situated within walking distance from the sea, offering captivating sea views. With an internal area of 440 sqm and expansive balconies of 250 sqm, this home blends comfort with practicality.

Key Features: Serene Seaside Living. Enjoy the tranquility of coastal life, just a stroll away from the beach, providing stunning sea views for a relaxing atmosphere. Comfortable Interiors: Featuring 4 bedrooms, the villa provides a comfortable and functional space for all residents, creating a welcoming retreat.

Outdoor Relaxation: Unwind in your private pool surrounded by a well-landscaped garden, including mature ...



Property Info

|                   |                |
|-------------------|----------------|
| Covered Area      | 440            |
| Uncovered Veranda | 100            |
| Energy Efficiency | B              |
| Air Conditioning  | All rooms, Yes |

Plot / Area Info

|      |     |
|------|-----|
| Pool | Yes |
|------|-----|

Additional info

|                  |           |
|------------------|-----------|
| Reference Number | 231368    |
| Property type    | House     |
| Condition        | Pre-Owned |
| Bathrooms        | 5+        |

Amenities

Location

**Location:** Potamos Germasogeias      Region: **Limassol**  
**Coordinates:** 34.722293923843 / 33.086431482046

## Price: €3 300 000 + VAT

VAT for this property is **€469,500** or **€627,000**. 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>~€128 600.00</b>            | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€7 500.00/m<sup>2</sup></b> |                 |             |

## Representative: MySpace

|                                   |              |            |                                                  |
|-----------------------------------|--------------|------------|--------------------------------------------------|
| Registration number               | <b>229/E</b> | Email      | <b>myspace.cyprus@gmail.com</b>                  |
| License number                    | <b>1047</b>  | Legal name | <b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b> |
| Phone: +35795129336, +35799409010 |              |            |                                                  |

## Price change history

€3 300 000 on Jun 12, 2024

















