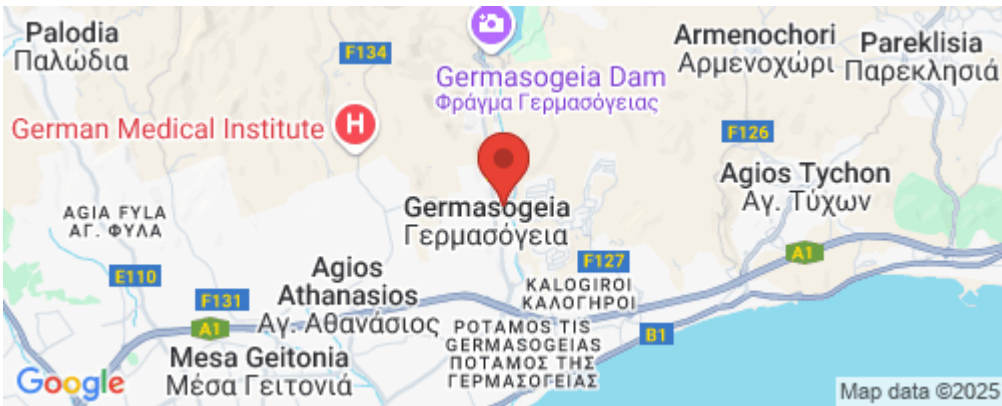


5 Bedroom House for Sale in Potamos Germasogeias, Limassol District

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
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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/m²</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: <b>+35795129336, +35799409010</b>			

## Price change history

€3 300 000 on Jun 12, 2024

















