

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

Nestled in the sought-after area of Potamos Germasogeias, this fully air-conditioned detached villa sits on a 517 sq.m. plot, directly across from a peaceful green space. Built in 2004, renovated in 2012, and meticulously maintained, the villa boasts 245 sq.m. of covered areas and features central diesel heating for year-round comfort.



The property offers a stunning entrance, mature landscaped garden, private swimming pool, pergola, outdoor shower, BBQ area, covered veranda, and storage room. Inside, enjoy a spacious modern living room, dining area, family living space, and a sleek island kitchen, along with a guest toilet on the ground floor.

Upstairs, you'll find four we...

### Property Info

Covered Area  
Air Conditioning

**245**  
**All rooms, Yes**

### Plot / Area Info

Plot area  
Pool  
Parking

**517**  
**Yes**  
**Covered, Yes**

### Additional info

Reference Number  
Property type  
Condition  
Bathrooms

**26574**  
**House**  
**Pre-Owned**  
**3**

### Amenities

- Guest WC

### Location

**Location:** Potamos Germasogeias  
Coordinates: **34.7002539 / 33.0776749**

Region: **Limassol**

## Price: €1 500 000 + VAT

VAT for this property is **€156,429** or **€285,000**. 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>~€56 600.00</b>  | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€6 122.00/m²</b> |                 |             |

## Representative: FOX

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                                    | <b>488</b>   | Email      | <b>info@foxrealty.com.cy</b>               |
| License number   | <b>344/E</b> | Legal name | <b>FOX Smart Estate Agency Network Ltd</b> |
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## Price change history

€1 500 000 on Oct 16, 2024

















