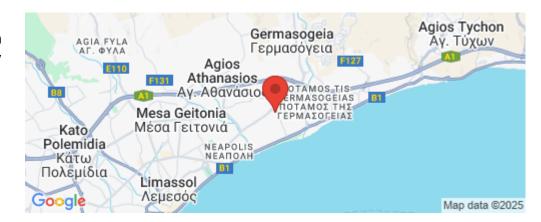


4 Bedroom House for Sale in Potamos Germasogeias, Limassol District

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		Plot / Area Info		Additional info	
Covered Area Air Conditioning	245 All rooms, Yes	Plot area Pool Parking	517 Yes Covered, Yes	Reference Number Property type Condition Bathrooms	26574 House Pre-Owned 3

Amenities Location

Location: Potamos Germasogeias Region: Limassol

• Guest WC Coordinates: **34.7002539** / **33.0776749**



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	Excluded	Title transfer fee	~€ 56 600.0 0	Common expenses	None
		Price per SOM	€6 122.00/m²		None

Representative: FOX

Registration number	488	Email	info@foxrealty.com.cy
License number	344/E	Legal name	FOX Smart Estate Agency Network Ltd

Phone: +35726940150, +35725267777, +35725760781

Price change history

€1 500 000 on Oct 16, 2024







