


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 **245**
 Air Conditioning **All rooms, Yes**

Plot / Area Info

Plot area **517**
 Pool **Yes**
 Parking **Covered, Yes**

Additional info

Reference Number **26574**
 Property type **House**
 Condition **Pre-Owned**
 Bathrooms **3**

Amenities

- Guest WC

Location

Location: Potamos Germasogeias Region: **Limassol**
 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	~€56 600.00	Common expenses	None
		Price per SQM	€6 122.00/m²		

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

