


## 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	<b>Excluded</b>	Title transfer fee	<b>~€56 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€6 122.00/m<sup>2</sup></b>		

## Representative: FOX

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## Price change history

€1 500 000 on Oct 16, 2024

