


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

This stunning 4-bedroom house in the desirable Columbia area of Limassol offers luxurious living in a prime location. Set on a generous 711m<sup>2</sup> plot,  the property boasts a spacious covered area of 305m<sup>2</sup>, providing ample room for comfort and elegance.

The house features 4 well-appointed bedrooms, perfect for a family or for hosting guests. The master suite offers privacy and sophistication, while the other bedrooms are designed for flexibility and convenience. With 3 modern bathrooms, including high-quality fixtures and finishes, everyday living is made easy and stylish.

Outdoors, you'll find a beautiful private swimming pool, ideal for enjoying the Mediterranean sun an...

### Property Info

Covered Area **305**  
Energy Efficiency **B**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **711**  
Pool **Yes**

### Additional info

Reference Number **233294**  
Property type **House**  
Condition **Pre-Owned**  
Construction Year **1991-2000**  
Bathrooms **3**

### Amenities

#### Location

**Location:** Potamos Germasogeias  
Coordinates: **34.709046507923 / 33.082388071051**

Region: **Limassol**

## Price: €1 400 000 + VAT

VAT for this property is **€169,607** or **€266,000**. 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>~€52 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 590.00/m²</b>		

## Representative: MySpace

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## Price change history

€1 700 000 on Oct 23, 2024  
 €1 500 000 on Nov 20, 2024  
 €1 400 000 on Oct 10, 2025













