


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

Gorgeous secured 5 bedrooms villa located in tourist area Germasoyia, in area Coya cafe and supermarket Metro, walking to the beach. 

It comprises of:

- 5 bedrooms
- 4 w/c
- main bathroom
- shower room in master bdr
- Family bathroom
- guest toilet
- big basement with living room, bedroom, shower+w/c, huge laundry, storage.
- kitchen with all electrical fittings
- living and dining area
- central heating
- Air conditioners
- electrical shatters
- Security with alarm system and cameras
- covered parking
- lovely garden area
- privet sw...

### Property Info

Covered Area **260**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **400**

### Additional info

Reference Number **233555**  
 Property type **House**  
 Condition **Pre-Owned**  
 Construction Year **2012**  
 Bathrooms **5+**

### Amenities

May 3, 2026

### Location



**Location:** Potamos Germasogeias      **Region:** **Limassol**  
**Coordinates:** **34.6997318 / 33.0873408**

[www.index.cy](http://www.index.cy) - All Cyprus Real Estate

**Price: €1 300 000 + VAT**

VAT for this property is **€142,000** or **€247,000**. 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>~€48 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 000.00/m<sup>2</sup></b>		

**Representative: MySpace**

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPLACE Real Estate/ A.SP.Thinkrealty ltd</b>
Phone:	<b>+35795129336, +35799409010</b>		

**Price change history**

€1 160 000 on Nov 21, 2024

€1 300 000 on Jul 16, 2025





