

4 Bedroom House for Sale in Potamos Germasogeias, Limassol District

Outstanding Villa in Potamos Yermasoya (PAPAS Area), Limassol. Plot: 691 m² | Covered Area: 550 m²



It offers permanent tranquility and exclusivity, while being in the very center of everything.

The villa sits on a corner plot bordered by: • a pedestrian path on one side, • a mature green zone on the other, • and a cul de sac. Ground Floor Layout:

- Expansive master suite with walk-in wardrobe, luxury bathroom, and direct access to the private garden and pool
- Large open-plan kitchen and dining area leading to the garden
- Separate dirty kitchen
- Dedicated office/study
- Gym/training room
- Spacious storage ro...

Property Info

Covered Area **550**
Air Conditioning **All rooms, Yes**

Plot / Area Info

Plot area **690**
Pool **Yes**
Parking **Covered, Yes**

Additional info

Reference Number **29660**
Property type **House**
Condition **Brand New**
Bathrooms **4**
View **City view**

Amenities

- Guest WC

Location

Location: Potamos Germasogeias Region: **Limassol**
Coordinates: **34.692649 / 33.080357**

Price: €4 950 000 + VAT

VAT for this property is **€751,500** or **€940,500**. 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	None	Common expenses	None
		Price per SQM	€9 000.00/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

€7 365 000 on May 22, 2025

€4 950 000 on Nov 18, 2025



