

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		Plot / Area Info		Additional info	
				Reference Number	29660
Covered Area	550	Plot area	690	Property type	House
Air Conditioning	All rooms, Yes	Pool	Yes	Condition	Brand New
		Parking	Covered, Yes	Bathrooms	4
				View	City view
Amenities		Location			
• Guest WC		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



