

6+ Bedroom House for Sale in Limassol District

Luxury villa in Potamos Germasogeias (PAPAS Area), Limassol.

A rare opportunity to own a premium villa just 4 minutes from the beach, in the heart of the prestigious PAPAS area. Located on the last undeveloped residential plot in this exclusive neighborhood, the home offers complete privacy, peace, and convenience.

Key Features

5 en-suite bedrooms + maid's quarters
Master suite with private garden/pool access
Large open-plan kitchen + separate prep kitchen
Office, gym, elevator
Roof garden with panoramic views
Private pool & BBQ area
3 covered parking spaces
Photovoltaic system & water well
Full interior customiz...

Property Info		Plot / Area Info		Additional info	
Covered Area	550	Plot area Pool	691 Private, Yes	Reference Number Property type Condition Construction Year Bathrooms	58096 House Under Construction 2026 5+
Amenities				Location	
• Storage room				Region: Limassol	



Price: €5 950 000 + VAT

VAT for this property is **€903,318** or **€1,130,500**. 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 evnences	
	Excluded	Price per SQM	€10 818.00/m ²	Common expenses	None

Representative: 1st Class Homes

Registration number	690	Email	info@1stclass-homes.com
License number	367/E	Legal	KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES
License number	301/L	name	SERVICES LTD

Phone: +35725310243, +35770000889

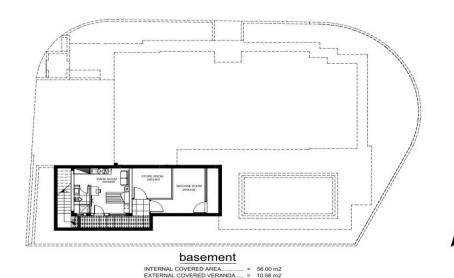
Price change history

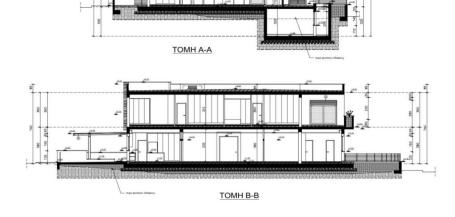
€7 365 000 on May 24, 2025 €5 950 000 on Jun 25, 2025



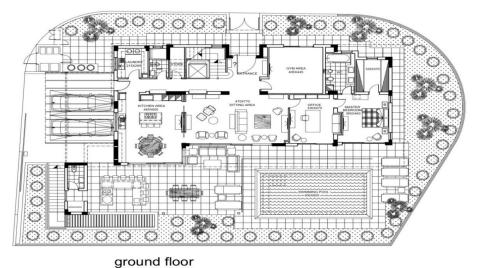












INTERNAL COVERED AREA..... = 214.57 m2 EXTERNAL COVERED VERANDA.... = 46.20 m2



