

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	691	Reference Number	58096
		Pool	Private, Yes	Property type	House
				Condition	Under Construction
				Construction Year	2026
				Bathrooms	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	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€10 818.00/m<sup>2</sup></b>		

## Representative: 1st Class Homes

Registration number	<b>690</b>	Email	<b>info@1stclass-homes.com</b>
License number	<b>367/E</b>	Legal name	<b>KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD</b>
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## Price change history

€7 365 000 on May 24, 2025

€5 950 000 on Jun 25, 2025





