

## 420m<sup>2</sup> House for Sale in Potamos Germasogeias, Limassol District

For sale: Discover this spacious detached villa located in Potamos Germasogeias, offering a comfortable internal space of 420 m2. This completed home was built in 2000 and comes fully furnished, allowing you to move in with ease. The villa features six generous bedrooms and five modern bathrooms, providing ample space for families of all sizes.



The ground floor welcomes you with an open layout, perfect for both relaxing and entertaining guests. Enjoy year-round comfort with a central AC system and take advantage of your own private swimming pool for refreshing swims. Large windows fill the home with natural light, and high-quality furnishings are included.

Potamos Germasoge...

### Property Info

Covered Area	<b>420</b>
Furnishing	<b>Furnished</b>
Heating	<b>Central Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>762</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>29725</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>

### Amenities

- Guest WC

### Location

**Location:** Potamos Germasogeias  
 Coordinates: **34.696678960635 / 33.087664305162**

Region: **Limassol**

**Price: €2 600 000 + VAT**

VAT for this property is **€364,000** or **€494,000**. 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>~€100 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€6 190.00/m<sup>2</sup></b>		

**Representative: FOX**

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
License number	<b>344/E</b>	Legal name	<b>FOX Smart Estate Agency Network Ltd</b>
Phone: <b>+35726940150, +35725267777, +35725760781</b>			

**Price change history**

€2 600 000 on May 31, 2025











