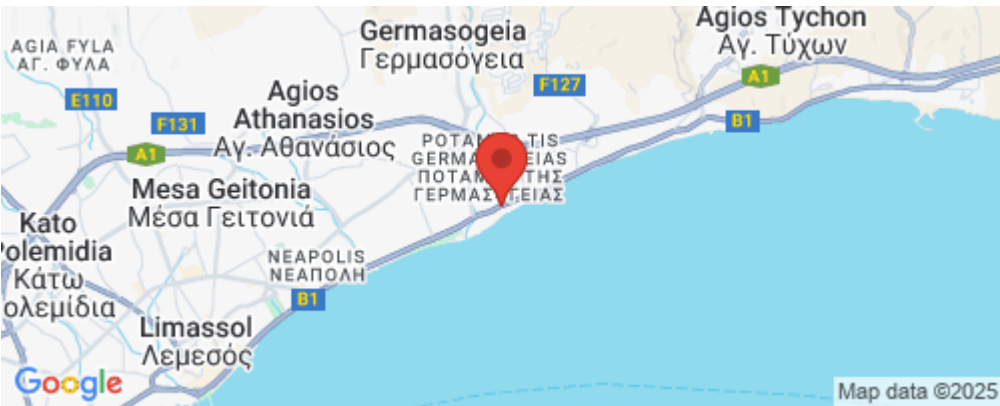


4 Bedroom House for Sale in Potamos Germasogeias, Limassol District

Positioned directly on the first line of the shimmering Mediterranean coast, this exceptional four-bedroom townhouse redefines luxury seaside living. Set within an exclusive residential complex with manicured gardens, swimming pools, and a children’s playground, the home offers a perfect blend of contemporary elegance and timeless comfort. Designed for effortless living, the townhouse welcomes you with spacious, light-filled interiors, high ceilings, and refined furnishings. A cozy fireplace enhances the warm, inviting atmosphere year-round. The fully fitted kitchen balances practicality and sophistication, while four generously sized bedrooms ensure space and privacy for the enti...



Property Info		Plot / Area Info	Additional info	
Covered Area	160		Reference Number	p75900
			Property type	House
			Bathrooms	2
Amenities	Location			
	Location: Potamos Germasogeias Region: Limassol			
	Coordinates: 34.6977 / 33.0936			

## Price: €950 000 + VAT

VAT for this property is **€55,813** or **€180,500**. 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>~€34 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 938.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

Registration number	<b>1013</b>	Email	<b>info@cyprus-sothebysrealty.com</b>
License number	<b>517/E</b>	Legal name	<b>ConceptRealty Ltd</b>
Phone: <b>+35726080180, +35797612926</b>			

## Price change history

€1 150 000 on Jul 4, 2025  
 €950 000 on Aug 5, 2025



