

5 Bedroom House for Sale in Potamos Germasogeias, Limassol District

Experience next-level living in this exquisite 5-bedroom villa with a private study, spread across 4 floors and crafted with cutting-edge engineering and luxurious design. X

- ? Location: Potamos Germasogeia, Limassol
- ? Covered Area: 594.2 m² + 120.2 m² open terrace
- ? Underground Parking: For 4 vehicles
- ? Private Pool & Sunlit Terrace
- ? Otis Elevator to all levels
- ? Smart Home System – new generation controls
- ? Underfloor Water Heating throughout
- * VRV Air Conditioning System

Key Features:

- 5 spacious bedrooms + study
- Ceiling height: 3.30 m for an airy, grand feel
- Italian-designed kitchen, wardro...

Property Info	Plot / Area Info	Additional info
Covered Area	594.2	Plot area
Furnishing	Unfurnished	690
Heating	Underfloor Heating, Yes	Reference Number
Air Conditioning	All rooms, Yes	30657
	Pool	Property type
	Parking	Condition
		House
		Pre-Owned

Amenities	Location	
• Guest WC	Location: Potamos Germasogeias Coordinates: 34.692649 / 33.080357	Region: Limassol

Price: €4 300 000 + VAT

VAT for this property is **€664,980** or **€817,000**. 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	Excluded	Title transfer fee Price per SQM	~€168 600.00 €7 239.00/m²	Common expenses	None
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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

€4 300 000 on Jul 26, 2025











