


## 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. 

- ? Location: Potamos Germasogeia, Limassol
- ? Covered Area: 594.2 m<sup>2</sup> + 120.2 m<sup>2</sup> 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

Covered Area	<b>594.2</b>
Furnishing	<b>Unfurnished</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>690</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>30657</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>

### Amenities

- Guest WC

### Location

**Location:** Potamos Germasogeias      Region: **Limassol**  
**Coordinates:** **34.692649 / 33.080357**

## 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	<b>Excluded</b>	Title transfer fee	<b>~€168 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€7 239.00/m²</b>		

## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
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## Price change history

€4 300 000 on Jul 26, 2025













