


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 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

Covered Area	594.2
Furnishing	Unfurnished
Heating	Underfloor Heating, Yes
Air Conditioning	All rooms, Yes

Plot / Area Info

Plot area	690
Pool	Yes
Parking	Covered, Yes

Additional info

Reference Number	30657
Property type	House
Condition	Pre-Owned

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

Representative: FOX

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Price change history

€4 300 000 on Jul 26, 2025







