

## 4 Bedroom House for Sale in Potamos Germasogeias, Limassol District

This 4 Bedroom house provided serenity and privacy combined with luxury living in the middle of the hustle and bustle the city centre provides. Designed with spacious functional areas and modern architectural details, it is the ideal place for anyone looking to live in a peaceful, scenic area. Its premium location allows the residents to be walking distance from the sea but provide easy access to the highway.

It is ideal to provide a high level of privacy and security. Featuring a bright and spacious layout, rooms that extend onto large balconies, double glazed windows and other luxury specifications such as: private elevator and pool.

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>280</b>	Plot area	<b>300</b>	Reference Number	<b>238837</b>
Energy Efficiency	<b>A</b>	Pool	<b>Yes</b>	Property type	<b>House</b>
Air Conditioning	<b>All rooms, Yes</b>			Condition	<b>Pre-Owned</b>
				Construction Year	<b>2024</b>
				Bathrooms	<b>3</b>
Amenities		Location			
<b>Location:</b> Potamos Germasogeias Region: <b>Limassol</b>					

## Price: €1 750 000 + VAT

VAT for this property is **€201,250** or **€332,500**. 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 Price per SQM	<b>~€66 600.00</b> <b>€6 250.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty Ltd</b>
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## Price change history

€1 750 000 on Aug 20, 2025



