

## 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

Covered Area	<b>280</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>300</b>
Pool	<b>Yes</b>

### Additional info

Reference Number	<b>238837</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2024</b>
Bathrooms	<b>3</b>

### Amenities

#### Location

**Location:** Potamos Germasogeias Region: **Limassol**

**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	<b>~€66 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€6 250.00/m<sup>2</sup></b>		

**Representative: MySpace**

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**Price change history**

€1 750 000 on Aug 20, 2025



