

5 Bedroom House for Sale in Potamos Germasogeias, Limassol District

A contemporary villa located in the prestige area of Limassol – Potamos Yermasoyia, in walking distance to the sandy beaches and famous Dasudi park with eucalyptus trees. The progressive concept of the property jumps ahead of time. Villa includes a swimming pool, landscaped plot, recreation area on the roof garden. The villa will have a “smart house» system, warm floors (water heating technologies) throughout the house, VRV-system of central air-conditioning and many more. The villa is currently rented out until summer 2023. The Project has EPC certificate with “B” Energy Efficiency Rating ✖

Property Info

Covered Area	715
Covered Veranda	206
Floor Number	1
Total Number of Floors	1

Plot / Area Info

Plot area **690**

Additional info

Reference Number	L14-CF
Property type	House
Condition	Pre-Owned
Bathrooms	1

Amenities

Location

Location: Potamos Germasogeias Region: **Limassol**
Coordinates: **34.6966045 / 33.0833262**

Price: €4 300 000 + VAT

VAT for this property is **€690,706** 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	€6 014.00/m²		

Representative: Cyprus Developers Alliance (CDA Group)

Registration number	Registration number 591	Email	sales@cyprus-alliance.com
License number	License 118/E	Legal name	Cyprus Developers Alliance (CDA Group)
Phone: +35725059360, +35797544416			

Price change history

€4 300 000 on Aug 26, 2025









