

## 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	<b>715</b>
Covered Veranda	<b>206</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>1</b>

### Plot / Area Info

Plot area **690**

### Additional info

Reference Number	<b>L14-CF</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>1</b>

### 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	<b>Excluded</b>	Title transfer fee	<b>~€168 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€6 014.00/m<sup>2</sup></b>		

## Representative: Cyprus Developers Alliance (CDA Group)

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

## Price change history

€4 300 000 on Aug 26, 2025









