

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

The project is situated on the shores of the Mediterranean Sea, adjacent to exclusive hotels and prestigious residential areas in the heart of Limassol. An undeniable advantage of the project is its unique location – 170 meters on the first line of the coastline. The villa offers all the necessary amenities for comfortable living and relaxation. It features security and surveillance cameras for safety, a common relaxation and barbecue area, a swimming pool, and a children’s playground. Built in 2004, the property also provides the opportunity to build a private pool – it is currently conserved and ready for future use. This project combines luxury and comfort, providing it...

### Property Info

Covered Area	<b>295</b>
Covered Veranda	<b>94</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>1</b>

### Plot / Area Info

Plot area **180**

### Additional info

Reference Number	<b>A0281-1</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>1</b>

### Amenities

### Location

**Location:** Potamos Germasogeias Region: **Limassol**  
**Coordinates:** **34.702 / 33.10339**

## Price: €2 900 000 + VAT

VAT for this property is **€344,559** or **€551,000**. 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>~€112 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€9 831.00/m²</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>
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## Price change history

€2 900 000 on Aug 26, 2025

























