

6+ Bedroom House for Sale in Potamos Germasogeias, Limassol District

This villa is located in the heart of Limassol's tourist area, near Del Mar. It sits on an 836 sq.m. plot with a 60% building coefficient and requires renovation or cosmetic repairs. The property offers a total covered area of approximately 500 sq.m., including the main house, a covered garage, and an outdoor kitchen. Built in 2008, the villa features seven bedrooms, five bathrooms, underfloor heating, a fireplace, and a private well for irrigation. The property is enclosed by a 6-8 meter-high green wall, ensuring complete privacy. Outdoor amenities include a swimming pool, barbecue area, children's playground, and a secured parking space. The sea is within 800 meters, offerin...



Property Info		Plot / Area Info		Additional info	
Covered Area	500			Reference Number	B077-1
Covered Veranda	150	Plot area 8	026	Property type	House
Floor Number	1		836	Condition	Pre-Owned
Total Number of Floors	1			Bathrooms	1

Amenities Location

Location: Potamos Germasogeias Region: **Limassol**

Coordinates: 34.70258 / 33.09814



Price: €3 300 000 + VAT

VAT for this property is €488,400 or €627,000. 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

Price per SQM

~€128 600.00 €6 600.00/m²

Common expenses

None

Representative: Cyprus Developers Alliance (CDA Group)

Registration number

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Price change history

€3 300 000 on Aug 26, 2025



























