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

Covered Area	**500**
Covered Veranda	**150**
Floor Number	**1**
Total Number of Floors	**1**

Plot / Area Info

Plot area	**836**

Additional info

Reference Number	**B077-1**
Property type	**House**
Condition	**Pre-Owned**
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	**~€128 600.00**	Common expenses	**None**
		Price per SQM	**€6 600.00/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

€3 300 000 on Aug 26, 2025