


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)

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Price change history

€3 300 000 on Aug 26, 2025





