


4 Bedroom House for Sale in Potamos Germasogeias, Limassol District

A spacious villa nestled within a private complex in the heart of Limassol’s tourist area, just 500 meters from the sea and a short stroll from Pascushi Café. Set on a 530m² plot, the property spans four levels and offers a blend of comfort and functionality. It features a private swimming pool, a landscaped garden, and a dedicated BBQ area—ideal for outdoor gatherings. Inside, amenities such as a sauna and Jacuzzi provide a touch of luxury, while practical elements like a satellite antenna, alarm system, entrance camera, and covered parking for three vehicles ensure convenience and security. The Project has EPC certificate with “B” Energy Efficiency Ra... 

Property Info		Plot / Area Info		Additional info	
Covered Area	432			Reference Number	C031-1
Floor Number	1	Plot area	530	Property type	House
Total Number of Floors	1			Condition	Pre-Owned
				Bathrooms	1

Amenities	Location
	Location: Potamos Germasogeias Region: Limassol
	Coordinates: 34.70512 / 33.10092

Price: €2 500 000 + VAT

VAT for this property is **€353,472** or **€475,000**. 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	~€96 600.00	Common expenses	None
		Price per SQM	€5 787.00/m²		

Representative: Cyprus Developers Alliance (CDA Group)

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Price change history

€2 500 000 on Aug 26, 2025







