

## 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 530m<sup>2</sup> 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

Covered Area	<b>432</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>1</b>

### Plot / Area Info

Plot area	<b>530</b>
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### Additional info

Reference Number	<b>C031-1</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>1</b>

### Amenities

### Location

**Location:** Potamos Germasogeias    Region: **Limassol**  
**Coordinates:** **34.70512 / 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	<b>Excluded</b>	Title transfer fee	<b>~€96 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 787.00/m<sup>2</sup></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

€2 500 000 on Aug 26, 2025







