


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

Covered Area	432
Floor Number	1
Total Number of Floors	1

Plot / Area Info

Plot area **530**

Additional info

Reference Number	C031-1
Property type	House
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







