

## 6+ Bedroom House for Sale in Potamos Germasogeias, Limassol District

This property is located in one of the most established residential areas of Limassol, just a short distance from the sea and surrounded by mature greenery. It is the last available residential plot in the neighborhood — all surrounding properties are already completed and occupied, offering long-term peace and stability. The villa occupies a corner plot bordered by a pedestrian path, a public green zone, and a dead-end road, ensuring minimal traffic and a sense of seclusion. Despite the privacy, it remains highly connected, with key amenities such as supermarkets, schools, and the beach just minutes away. The design features three levels connected by an elevator, with living spaces... 

### Property Info

Covered Area	<b>550</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>1</b>

### Plot / Area Info

Plot area	<b>691</b>
-----------	------------

### Additional info

Reference Number	<b>B175-1</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>1</b>

### Amenities

### Location

**Location:** Potamos Germasogeias    Region: **Limassol**  
**Coordinates:** **34.70105 / 33.08161**

## Price: €4 250 000 + VAT

VAT for this property is **€645,227** or **€807,500**. 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>~€166 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€7 727.00/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>
Phone: <b>+35725059360, +35797544416</b>			

## Price change history

€7 365 000 on Aug 26, 2025

€5 950 000 on Oct 1, 2025

€4 250 000 on Nov 18, 2025



