

470m² House for Sale in Potamos Germasogeias, Limassol District

This villa is located just 300 meters from the coastline in the well-established Papas area of Limassol. It sits on a spacious 1,080 m² plot and offers a total covered area of 470 m². The layout includes three master bedrooms, a maid's room, and an additional separate unit that can be used for security staff, guests, or a live-in cleaner — providing a total of six bedrooms. The villa is designed for functionality and privacy, with distinct areas for family, staff, and guests. It includes a playroom, attic/loft space, and multiple storage areas, supporting comfortable everyday living. The property is equipped with full air conditioning in all rooms and features a fire...



Property Info

Covered Area	470
Floor Number	1
Total Number of Floors	1

Plot / Area Info

Plot area	1080
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Additional info

Reference Number	B176-1
Property type	House
Condition	Pre-Owned
Bathrooms	1

Amenities

Location

Location: Potamos Germasogeias Region: **Limassol**
Coordinates: **34.70327 / 33.10236**

Price: €4 900 000 + VAT

VAT for this property is **€712,064** or **€931,000**. 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	~€192 600.00	Common expenses	None
		Price per SQM	€10 426.00/m²		

Representative: Cyprus Developers Alliance (CDA Group)

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Price change history

€4 900 000 on Aug 26, 2025







