

## 4 Bedroom House for Sale in Potamos Germasogeias, Limassol District

This elegant 4-bedroom detached house is situated in one of Limassol's most sought-after residential areas, Potamos Germasogeia. Just a 10-minute walk from the sea, the home is perfectly positioned to offer a rare blend of elegance, functionality, and family-friendly comfort. Set on a spacious, well-maintained plot, the home is surrounded by a beautifully landscaped mature garden that creates a sense of privacy and natural beauty — an ideal setting for relaxed coastal living. Thoughtfully designed for both everyday convenience and stylish entertaining, the property features a private swimming pool, an inviting outdoor dining and BBQ area, ideal for summer gatherings or peacefu...



### Property Info

|                   |                                |
|-------------------|--------------------------------|
| Covered Area      | <b>164</b>                     |
| Covered Veranda   | <b>12</b>                      |
| Uncovered Veranda | <b>6</b>                       |
| Furnishing        | <b>Furnished</b>               |
| Heating           | <b>Autonomous Heating, Yes</b> |

### Plot / Area Info

|           |                     |
|-----------|---------------------|
| Plot area | <b>634</b>          |
| Pool      | <b>Yes</b>          |
| Parking   | <b>Covered, Yes</b> |

### Additional info

|                   |                  |
|-------------------|------------------|
| Reference Number  | <b>12449</b>     |
| Property type     | <b>House</b>     |
| Condition         | <b>Pre-Owned</b> |
| Construction Year | <b>2001-2010</b> |
| Bathrooms         | <b>2</b>         |

### Amenities

- Parking

### Location

**Location:** Potamos Germasogeias      Region: **Limassol**  
**Coordinates:** **34.703972 / 33.094889**

## Price: €1 100 000 + VAT

VAT for this property is **€68,146** or **€209,000**. 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>~€40 600.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€6 707.00/m<sup>2</sup></b> |                 |             |

## Representative: Cyprus Sotheby's International Realty

|  |              |            |                                       |
|--|--------------|------------|---------------------------------------|
| Registration number                      | <b>1013</b>  | Email      | <b>info@cyprus-sothebysrealty.com</b> |
| License number                           | <b>517/E</b> | Legal name | <b>ConceptRealty Ltd</b>              |
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## Price change history

€1 100 000 on Oct 8, 2025







