

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

A magnificent contemporary villa located in the most prestige area of Limassol – Potamos Germasogeias, 250 meters from the shore of the Mediterranean Sea with its sandy beaches and famous Dasudi park with eucalyptus trees.



Calm neighbourhood atmosphere combined with closeness to the entire urban infrastructure, which provides excellent conditions as for recreation, as for comfortable family living.

The progressive concept of the property jumps ahead of time. Villa includes infinity swimming pool, landscaped plot, excellent recreation area on the roof garden.

Level of living in the property gets extremely high thanks to advanced engineering technologies, such as ?...

### Property Info

|                   |                       |
|-------------------|-----------------------|
| Covered Area      | <b>594</b>            |
| Covered Veranda   | <b>85</b>             |
| Uncovered Veranda | <b>120</b>            |
| Air Conditioning  | <b>All rooms, Yes</b> |

### Plot / Area Info

|           |            |
|-----------|------------|
| Plot area | <b>690</b> |
| Pool      | <b>Yes</b> |

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>3676</b>      |
| Property type    | <b>House</b>     |
| Condition        | <b>Pre-Owned</b> |
| Bathrooms        | <b>5+</b>        |

### Amenities

- Roof Garden

### Location

**Location:** Potamos Germasogeias

Region: **Limassol**

Coordinates: **34.696699340079 / 33.083310138341**

## Price: €4 300 000 + VAT

VAT for this property is **€664,980** or **€817,000**. 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>~€168 600.00</b> | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€7 239.00/m²</b> |                 |             |

## Representative: RealDeal Estates

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>1311</b>  | Email      | <b>info@realdeal.cy</b>                          |
| License number                           | <b>347/E</b> | Legal name | <b>Esperia Estates (Limassol-Paphos) Limited</b> |
| Phone: <b>+35725255505, +35794001333</b> |              |            |  |

## Price change history

€4 300 000 on Oct 9, 2025









