

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

Positioned directly on the first line of the shimmering Mediterranean coast, this exceptional four-bedroom townhouse redefines luxury seaside living. Set within an exclusive residential complex with manicured gardens, swimming pools, and a children's playground, the home offers a perfect blend of contemporary elegance and timeless comfort.

Designed for effortless living, the townhouse welcomes you with spacious, light-filled interiors, high ceilings, and refined furnishings. A cozy fireplace enhances the warm, inviting atmosphere year-round. The fully fitted kitchen balances practicality and sophistication, while four generously sized bedrooms ensure space and privacy for the enti...

### Property Info

Covered Area	<b>160</b>
Covered Veranda	<b>14</b>
Uncovered Veranda	<b>90</b>
Furnishing	<b>Furnished</b>
Heating	<b>Autonomous Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking **Uncovered, Yes**

### Additional info

Reference Number	<b>13461</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

**Location:** Potamos Germasogeias      Region: **Limassol**  
Coordinates: **34.695747 / 33.091634**

## Price: €890 000 + VAT

VAT for this property is **€52,288** or **€169,100**. 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>~€32 200.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 563.00/m²</b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€950 000 on Oct 9, 2025  
 €890 000 on Jan 9, 2026





















