

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

Plot / Area Info

Additional info

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

Parking **Uncovered, Yes**

Reference Number	13461
Property type	House
Condition	Pre-Owned
Bathrooms	2

Amenities

Location

- Parking

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	Excluded	Title transfer fee	~€32 200.00	Common expenses	None
		Price per SQM	€5 563.00/m²		

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











