

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

Plot / Area Info

Parking **Uncovered, Yes**

Additional info

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

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	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











