

## 6+ Bedroom House for Sale in Potamos Germasogeias, Limassol District

In the heart of one of Limassol's most prestigious coastal neighborhoods, this exceptional 7 bedroom villa redefines private living by the sea. Built on a generous double plot just a short stroll from the shoreline, it offers a rare combination of scale, seclusion, and refined comfort. The interiors are generous and bright, with soaring ceilings and carefully selected finishes that balance elegance and comfort. A large open plan living area flows into a designer kitchen equipped with premium appliances and crafted to make every meal a pleasure. Seven bedrooms, including a master suite, offer room for family and guests alike, while additional spaces allow for work, leisure, or quiet...

### Property Info

Covered Area	<b>435</b>
Covered Veranda	<b>32</b>
Uncovered Veranda	<b>11</b>
Furnishing	<b>Furnished</b>
Heating	<b>Autonomous Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>1275</b>
Pool	<b>Yes</b>
Parking	<b>Uncovered, Yes</b>

### Additional info

Reference Number	<b>13705</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2015</b>
Bathrooms	<b>5+</b>

### Amenities

- Parking

### Location

**Location:** Potamos Germasogeias    Region: **Limassol**  
**Coordinates:** **34.70348 / 33.102743**

## Price: €6 500 000 + VAT

VAT for this property is **€921,207** or **€1,235,000**. 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>~€256 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€14 943.00/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>
Phone: <b>+35726080180, +35797612926</b>			

## Price change history

€6 500 000 on Oct 9, 2025













