

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	435
Covered Veranda	32
Uncovered Veranda	11
Furnishing	Furnished
Heating	Autonomous Heating, Yes
Air Conditioning	All rooms, Yes

Plot / Area Info

Plot area	1275
Pool	Yes
Parking	Uncovered, Yes

Additional info

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

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	Excluded	Title transfer fee	~€256 600.00	Common expenses	None
		Price per SQM	€14 943.00/m²		

Representative: Cyprus Sotheby's International Realty

Registration number	1013	Email	info@cyprus-sothebysrealty.com
License number	517/E	Legal name	ConceptRealty Ltd
Phone: +35726080180, +35797612926			

Price change history

€6 500 000 on Oct 9, 2025













