

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 quie...

Property Info		Plot / Area Info		Additional info	
Covered Area	435			Poforonco Numbor	- 12705
Covered Veranda	32	DI I	4077	Reference Number 13705	
Uncovered Veranda	11	Plot area	1275	Property type	House
Furnishing	Furnished	Pool	Yes Uncovered, Yes	Condition	Pre-Owned
Heating	Autonomous Heating, Yes	Parking		Construction Year	2015
Air Conditioning	All rooms, Yes			Bathrooms	5+

Amenities Location

• Parking 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

Price per SQM €14 943.00/m²

Common expenses None

Representative: Cyprus Sotheby's International Realty

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Price change history

€6 500 000 on Oct 9, 2025



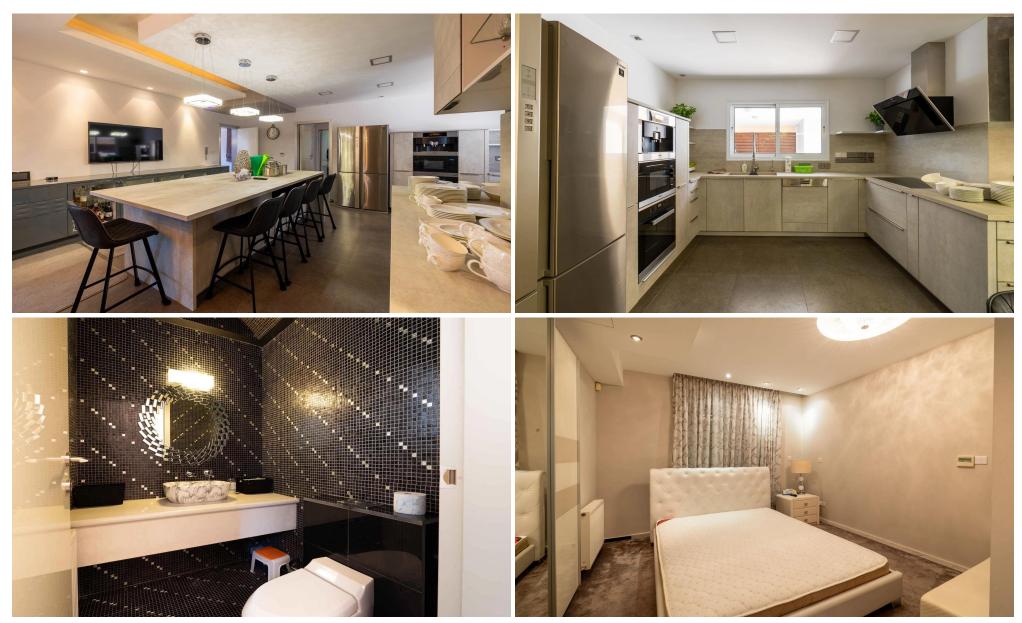












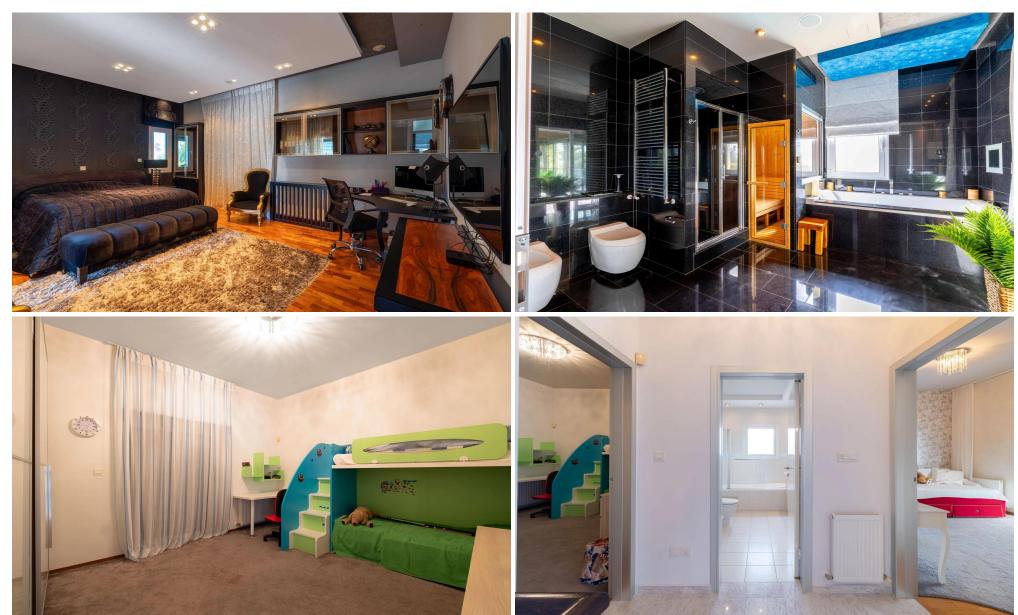




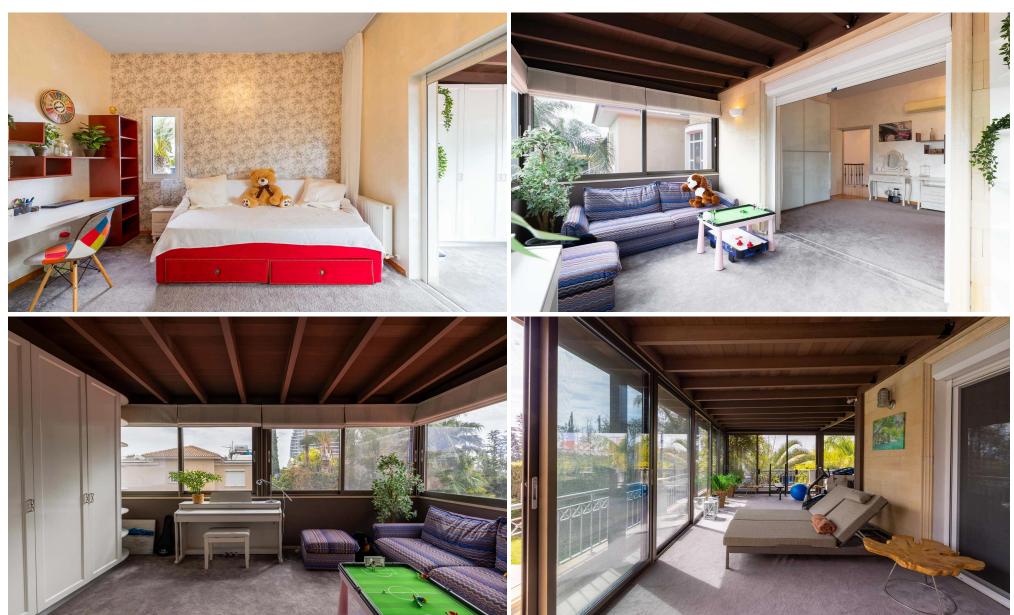




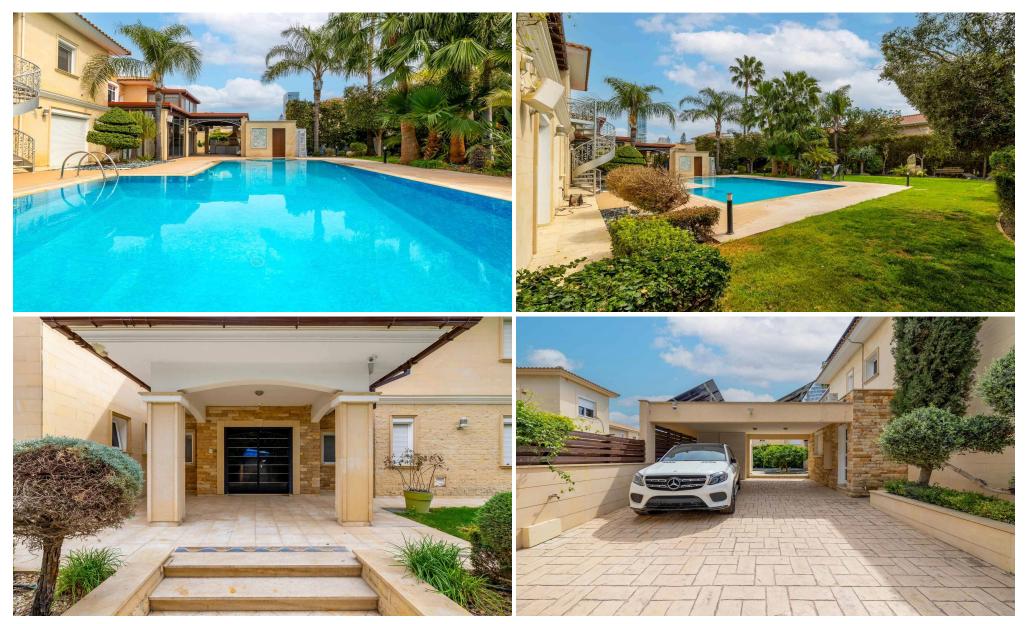












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