

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

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Price change history

€6 500 000 on Oct 9, 2025













