

## 4 Bedroom House for Sale in Potamos Germasogeias, Limassol District

Elegant 2-storey house in a prestigious beachfront complex, boasting 210 m<sup>2</sup> of stylish living space on a 90 m<sup>2</sup> plot, with a 10 m<sup>2</sup> balcony offering sea glimpses.

The ground floor features a modern kitchen with pantry, spacious and bright living room, guest toilet, laundry area, and wardrobe. Upstairs, you'll find 4 beautifully appointed bedrooms and a luxurious bathroom. With two private entrances, this home perfectly combines comfort, functionality, and prime seaside living.

### Property Info

Covered Area	<b>210</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>90</b>
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### Additional info

Reference Number	<b>240226</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>2</b>

### Amenities

- Fireplace

### Location

**Location:** Potamos Germasogeias Region: **Limassol**

## Price: €950 000 + VAT

VAT for this property is **€85,500** or **€180,500**. 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>~€34 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 524.00/m²</b>		

## Representative: MySpace

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## Price change history

€950 000 on Oct 25, 2025

















