

## 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

**210**

Energy Efficiency

**A**

Air Conditioning

**All rooms, Yes**

### Plot / Area Info

Plot area

**90**

### Additional info

Reference Number

**240226**

Property type

**House**

Condition

**Pre-Owned**

Bathrooms

**2**

### 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 Price per SQM	<b>~€34 600.00</b> <b>€4 524.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: MySpace

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## Price change history

€950 000 on Oct 25, 2025









