

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

Elegant 2-storey house in a prestigious beachfront complex, boasting 210 m² of stylish living space on a 90 m² plot, with a 10 m² 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		Plot / Area I	nfo	Additional info	
Covered Area Energy Efficiency Air Conditioning	210 A All rooms, Yes			Reference Number	240226
		Plot area	00	Property type	House
			90	Condition	<b>Pre-Owned</b>
				Bathrooms	2

## Amenities Location

• Fireplace 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>Exclude</b>	Evelveled	Title transfer fee	~€34 600.00		Nama
	Excluded	Price per SOM	€4 524.00/m²	Common expenses	None

## **Representative: MySpace**

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## **Price change history**

€950 000 on Oct 25, 2025































