

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

This key-ready detached villa offers 210 m<sup>2</sup> of covered internal space on a 354 m<sup>2</sup> plot and is located just 350 meters from the sea. Built in 2003 and maintained in excellent condition, it provides generous living areas, modern comfort, and a peaceful setting in one of Limassol's most desirable residential neighborhoods. The property features four spacious bedrooms, two well-designed bathrooms, and open-plan living and dining areas that create a bright and welcoming atmosphere. Large windows fill the home with natural light, while the fully furnished interior ensures a smooth and easy move-in experience. The location offers privacy and convenience — within walking dis... ✖

### Property Info

### Plot / Area Info

### Additional info

Covered Area

**210**

Plot area

**354**

Reference Number

**B458-1**

Property type

**House**

Condition

**Pre-Owned**

Bathrooms

**2**

### Amenities

### Location

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

Coordinates: **34.69396 / 33.0748**

## Price: €1 650 000 + VAT

VAT for this property is **€148,500** or **€313,500**. 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>~€62 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€7 857.00/m<sup>2</sup></b>		

## Representative: Cyprus Developers Alliance (CDA Group)

Registration number	<b>Registration number 591</b>	Email	<b>sales@cyprus-alliance.com</b>
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## Price change history

€1 650 000 on Oct 26, 2025





