

5 Bedroom House for Sale in Potamos Germasogeias, Limassol District

This luxurious 5+1 bedroom villa is located in the beautiful and quiet area of Potamos Germasogeias, Limassol — just a 10 - 15 minute walk to the sea, close to all amenities, and with easy access to the highway. Designed for comfort and elegance, the property offers spacious interiors, premium materials, and exceptional features for a refined lifestyle. 

- ✓ 5 bedrooms + 1 office (all bedrooms with en-suite bathrooms)
- ✓ 3 floors + roof garden + basement
- ✓ Total covered area: 350 m² + 130 m² terraces
- ✓ Land: 580 m²
- ✓ Lift
- ✓ Heated swimming pool + Jacuzzi
- ✓ Marble flooring and parquet in bedrooms
- ✓ Year built: 2019
- ?...

Property Info

Covered Area	480
Total Number of Floors	3
Heating	Underfloor Heating, Yes

Plot / Area Info

Plot area	580
Pool	Yes

Additional info

Reference Number	10299
Property type	House
Condition	Pre-Owned
Construction Year	2019
Bathrooms	5+

Amenities

- Roof Garden

Location

Location: Potamos Germasogeias
 Coordinates: **34.703570614148 / 33.092300891876**

Region: **Limassol**

Price: €2 400 000 + VAT

VAT for this property is **€351,000** or **€456,000**. 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	~€92 600.00	Common expenses	None
Title deed	Has Title	Price per SQM	€5 000.00/m²		

Representative: RealDeal Estates

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Price change history

€2 400 000 on Nov 11, 2025







