

## 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 m<sup>2</sup> + 130 m<sup>2</sup> terraces
- ✓ Land: 580 m<sup>2</sup>
- ✓ Lift
- ✓ Heated swimming pool + Jacuzzi
- ✓ Marble flooring and parquet in bedrooms
- ✓ Year built: 2019
- ?...

### Property Info

Covered Area	<b>480</b>
Total Number of Floors	<b>3</b>
Heating	<b>Underfloor Heating, Yes</b>

### Plot / Area Info

Plot area	<b>580</b>
Pool	<b>Yes</b>

### Additional info

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

### 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	<b>Excluded</b>	Title transfer fee	<b>~€92 600.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€5 000.00/m²</b>		

## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
License number	<b>347/E</b>	Legal name	<b>Esperia Estates (Limassol-Paphos) Limited</b>
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## Price change history

€2 400 000 on Nov 11, 2025











