

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

Detached Four-Bedroom Villa – Potamos Germasogias, Limassol



Only 200 metres from Dasoudi Beach – Rare Opportunity

This detached villa is located in one of the most sought-after residential areas of Limassol, highly valued for its unbeatable proximity to Dasoudi Beach and all major amenities. Properties in this neighbourhood rarely come up for sale, and when they do, they usually command prices nearly double the current asking price, making this an exceptional buying opportunity.

Nestled in a quiet residential setting, the villa offers privacy, comfort, and excellent potential for further development. The spacious plot provides ample room for a swimming pool and en...

### Property Info

Covered Area **260**  
 Furnishing **Partially furnished**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **354**  
 Parking **Covered, Yes**

### Additional info

Reference Number **31868**  
 Property type **House**  
 Condition **Pre-Owned**  
 Bathrooms **2**

### Amenities

- Guest WC

### Location

**Location:** Potamos Germasogeias      Region: **Limassol**  
 Coordinates: **34.692649 / 33.080357**

## Price: €1 650 000 + VAT

VAT for this property is **€180,231** 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>€6 346.00/m<sup>2</sup></b>		

## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
License number	<b>344/E</b>	Legal name	<b>FOX Smart Estate Agency Network Ltd</b>
Phone: <b>+35726940150, +35725267777, +35725760781</b>			

## Price change history

€1 650 000 on Nov 20, 2025











