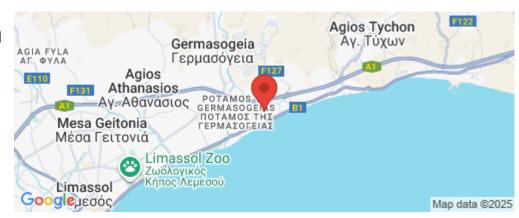


## 4 Bedroom House for Sale in Potamos Germasogeias, Limassol District

Spacious 4-bedroom private house in Potamos Germasogeia, one of the most prestigious areas of Limassol.Only 10 minutes walking to the sea and 1 minute by car to the highway.Located on a quiet private cul-de-sac street, close to Del Mar, the skate park, Lidl, Metro, shops and cafés. The house features:



- Two floors
- 4 bedrooms, including master bedroom with en-suite bathroom and walk-in wardrobe
- Private garden
- Swimming pool
- Grill and BBQ area
- Sauna
- Garage

Condition: The house is livable, but has not been used for several years and needs cosmetic renovation. Ideal for:

family living, investment, ...

Property Info Plot / Area Info Additional info

INDEX

Covered Veranda
Uncovered Veranda
Total Number of Floors
Furnishing
Air Conditioning

223

78 22

2

**Furnished** 

All rooms, Yes

Plot area Pool 481

**Private, Yes** 

Covered, Yes

Property type Condition House Pre-Owned

3

Bathrooms

## **Amenities**

- Air Conditioning
- Alarm
- Balcony
- BBQ zone
- Garden
- Parking
- Pool
- Spa/Sauna

## Location

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

**Parking** 

Coordinates: **34.70314** / **33.10116** 



**Price: €1 500 000 + VAT** 

VAT for this property is €143,744 or €285,000. 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	~ <b>€56 600.00</b>	Common expenses	None
Title deed	Has Title	Price per SOM	€6 726.00/m²		

## **Price change history**

€1 500 000 on Nov 26, 2025































