


## 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

Covered Area	<b>223</b>
Covered Veranda	<b>78</b>
Uncovered Veranda	<b>22</b>
Total Number of Floors	<b>2</b>
Furnishing	<b>Furnished</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>481</b>
Pool	<b>Private, Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2013</b>
Bathrooms	<b>3</b>

### Amenities

### Location

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

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

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	<b>Excluded</b>	Title transfer fee	<b>~€56 600.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€6 726.00/m<sup>2</sup></b>		

## Price change history

€1 500 000 on Nov 26, 2025









