


4 Bedroom House for Sale in Potamos Germasogeias, Limassol District

This beautifully designed two-storey 4-bedroom villa is located in the highly sought-after area of Germasogeia, Limassol, near the Del Mar complex, offering comfort, privacy, and an excellent lifestyle. The villa is fully furnished and ideal for both permanent living and holiday use. 

The property is situated within walking distance of the sea, approximately 500 meters from the beach. A skate park nearby adds extra lifestyle and recreational options, making the area especially attractive for families and active residents.

The villa features a private swimming pool, a relaxing sauna, and a dedicated BBQ area, making it perfect for leisure and entertaining. A well-maintained pr...

Property Info

Covered Area	281
Covered Veranda	78
Uncovered Veranda	22
Total Number of Floors	2
Furnishing	Furnished
Air Conditioning	All rooms, Yes

Plot / Area Info

Plot area	400
Pool	Yes
Parking	Uncovered, Yes

Additional info

Reference Number	11166
Property type	House
Condition	Pre-Owned
Bathrooms	2

Amenities

- Parking

Location

Location: Potamos Germasogeias Region: **Limassol**
Coordinates: **34.70365 / 33.10088399**

Price: €1 390 000 + VAT

VAT for this property is **€160,221** or **€264,100**. 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	~€52 200.00	Common expenses	None
Title deed	Has Title	Price per SQM	€4 947.00/m²		

Representative: RealDeal Estates

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Price change history

€1 420 000 on Jan 10, 2026
 €1 510 000 on Feb 16, 2026
 €1 390 000 on Mar 4, 2026









