

6+ Bedroom House for Sale in Potamos Germasogeias, Limassol District

For sale a stunning luxury villa in one of Limassol's most prestigious areas Potamos Germasogeia, only five minutes walking distance to the sea. This property sits on a 2,036 m2 plot with a total covered area of 425 m2. An ideal choice for a family with 5 bedrooms in total. You will love the entertaining areas both inside and out. From the gourmet separate kitchen with island bar connected with electric garage and large living and dining areas. During the winter days you can gather around the great fireplace or enjoy the long summer at the amazing outdoor space, boasting a swimming pool, big garden and BBQ area. The villa is complete with gas central heating, fire place, A/C system ...

Property Info

Covered Area	425
Furnishing	Furnished
Energy Efficiency	B
Air Conditioning	All rooms, Yes

Plot / Area Info

Parking	Covered, Yes
---------	---------------------

Additional info

Reference Number	162228
Property type	House
Condition	Pre-Owned
Bathrooms	4

Amenities

Location

Location: Potamos Germasogeias Region: **Limassol**

Price: €3 000 000 + VAT

VAT for this property is **€421,765** or **€570,000**. 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	~€116 600.00	Common expenses	None
		Price per SQM	€7 059.00/m²		

Representative: DOM Real Estate

Registration number	397	Email	info@dom.com.cy
License number	338/E	Legal name	N/A
Phone: +35796644888			

Price change history

€3 000 000 on Jan 21, 2026

