

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

Villa for sale in a quiet area of Potamos Germasogeias, Limassol. On the ground floor there is a master bedroom with a dressing room, a bathroom and direct access to the private garden and pool; an open-plan kitchen and dining room leading to the garden, an additional kitchen, an office, a gym. On the second floor there are 4 bedrooms with bathrooms and south-facing panoramic windows, a play area connecting the bedrooms. High-quality external blinds are installed on all main windows. There is also a rooftop garden with panoramic views of the sea, Limassol and the mountains. There is a private swimming pool and barbecue area, a beautiful landscaped garden, 3 covered parking spaces. The pro...

Property Info

Covered Area **600**
 Furnishing **Unfurnished**
 Energy Efficiency **A**
 Air Conditioning **All rooms, Yes**

Plot / Area Info

Parking **Covered, Yes**

Additional info

Reference Number **202740**
 Property type **House**
 Condition **Under Construction**
 Bathrooms **5+**

Amenities

Location

Location: Potamos Germasogeias Region: **Limassol**

Price: €3 950 000 + VAT

VAT for this property is **€612,250** or **€750,500**. 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.

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|-----|-----------------|--------------------|--------------------------------|-----------------|-------------|
| VAT | Excluded | Title transfer fee | None | Common expenses | None |
| | | Price per SQM | €6 583.00/m² | | |

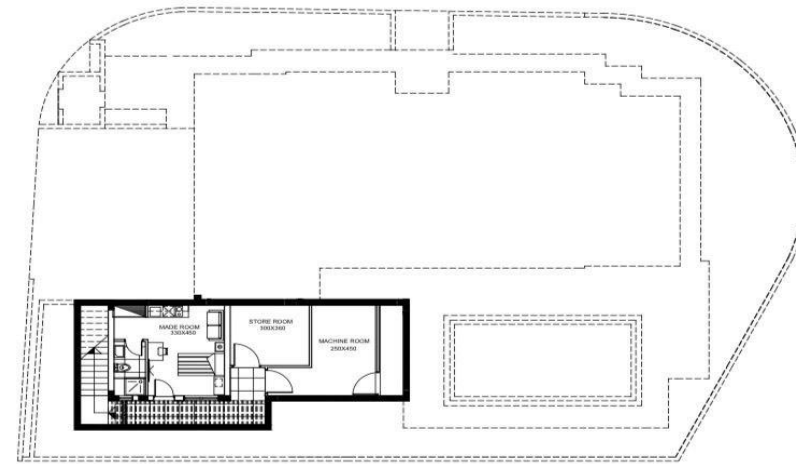
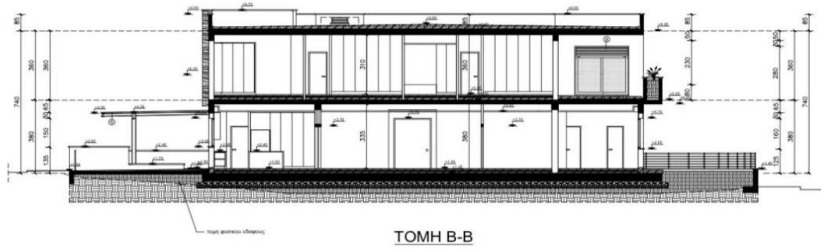
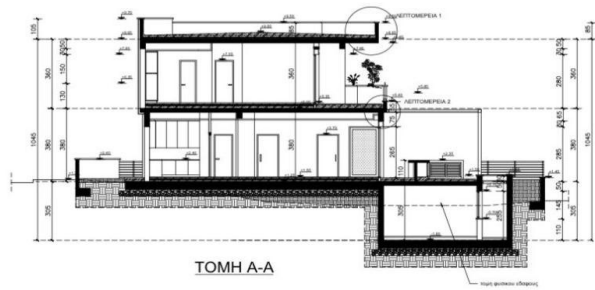
Representative: DOM Real Estate

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

Price change history

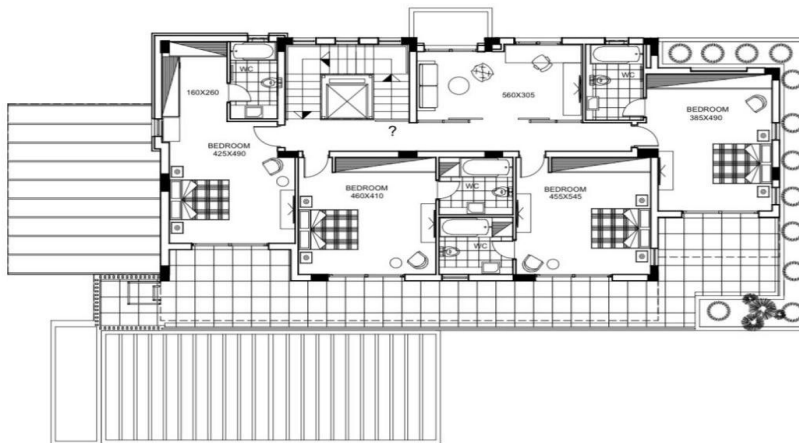
€3 950 000 on Feb 14, 2026





basement

INTERNAL COVERED AREA..... = 56.00 m²
 EXTERNAL COVERED VERANDA..... = 10.58 m²



1st floor

INTERNAL COVERED AREA..... = 183.53 m²
 EXTERNAL COVERED VERANDA..... = 38.94 m²