

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

This exceptional six-bedroom villa is situated in the prestigious Papas area of Potamos Germasogeias, just 200 meters from the sea. Offering 650 m<sup>2</sup> of internal space on a generous 1,099 m<sup>2</sup> plot, the property features premium materials, spacious interiors, and a full range of amenities designed for high-end coastal living.

The villa includes five bathrooms plus additional facilities, multiple living zones, a playroom, attic/loft, fireplaces, and extensive storage. The outdoor area offers a large private swimming pool, landscaped gardens, covered parking, and ample relaxation space. The home is semi-furnished, fully air-conditioned, and located within one of Limassol's most desir...

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>650</b>	Plot area	<b>1099</b>	Reference Number	<b>240839</b>
Energy Efficiency	<b>A</b>	Pool	<b>Yes</b>	Property type	<b>House</b>
		Parking	<b>Covered, Yes</b>	Condition	<b>Pre-Owned</b>
				Construction Year	<b>2025</b>
				Bathrooms	<b>5+</b>

**Amenities**

- Parking

**Location**

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

## Price: €5 950 000 + VAT

VAT for this property is **€938,269** or **€1,130,500**. 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.

VAT	<b>Excluded</b>	Title transfer fee Price per SQM	<b>~€234 600.00</b> <b>€9 154.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
-----	-----------------	-------------------------------------	-------------------------------------------------------	-----------------	-------------

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty Ltd</b>
Phone: <b>+35795129336, +35799409010</b>			

## Price change history

€5 950 000 on Feb 14, 2026





