

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 m² of internal space on a generous 1,099 m² 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

Covered Area **650**
Energy Efficiency **A**

Plot / Area Info

Plot area **1099**
Pool **Yes**
Parking **Covered, Yes**

Additional info

Reference Number **240839**
Property type **House**
Condition **Pre-Owned**
Construction Year **2025**
Bathrooms **5+**

Amenities

- Parking

Location

Location: Potamos Germasogeias Region: **Limassol**

Price: €5 940 000 + VAT

VAT for this property is **€936,692** or **€1,128,600**. 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	~€234 200.00	Common expenses	None
		Price per SQM	€9 138.00/m²		

Representative: MySpace

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Price change history

€5 950 000 on Feb 14, 2026

€5 940 000 on Mar 16, 2026





