

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		Plot / Area Info		Additional info	
Covered Area	650	Plot area	1099	Reference Number	240839
Energy Efficiency	A	Pool	Yes	Property type	House
		Parking	Covered, Yes	Condition	Pre-Owned
				Construction Year	2025
				Bathrooms	5+
Amenities		Location			
• Parking		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	Excluded	Title transfer fee	~€234 600.00	Common expenses	None
		Price per SQM	€9 154.00/m²		

Representative: MySpace

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Price change history

€5 950 000 on Feb 14, 2026





