


3 Bedroom House for Sale in Potamos Germasogeias, Limassol District

Modern 3-bedroom villa with an additional office, located in one of Limassol's most sought-after residential areas, just 700 meters from the beach. Set within a prestigious gated complex, the property offers privacy, comfort and resort-style living. 

Property Features:

- 3 + 1 Bedrooms
- 3 W/C
- Internal Area: 275 m²
- Plot size: 250 m²
- Three-level layout
- In-house elevator with access to all floors
- Fully furnished and equipped
- Spacious veranda with views of the garden and pool
- Underfloor heating throughout
- VRV air conditioning system
- High-quality finishes with marble and natura...

Property Info

Covered Area	275
Heating	Underfloor Heating, Yes
Air Conditioning	All rooms, Yes

Plot / Area Info

Plot area	250
Pool	Yes
Parking	Covered, Yes

Additional info

Reference Number	16876
Property type	House
Condition	Pre-Owned
Bathrooms	3

Amenities

- Gym

Location

Location: Potamos Germasogeias
Coordinates: **34.702375491764 / 33.090742132522**

Region: **Limassol**

Price: €1 950 000 + VAT

VAT for this property is **€221,591** or **€370,500**. 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	~€74 600.00	Common expenses	None
		Price per SQM	€7 091.00/m²		

Representative: Kadis Estates

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Price change history

€1 950 000 on Feb 16, 2026



