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	**16877**
Property type	**House**
Condition	**Pre-Owned**
Bathrooms	**3**

Amenities

- Gym

Location

Location: Potamos Germasogeias

Region: **Limassol**

Coordinates: **34.702375491764 / 33.090742132522**

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

Registration number	**506**	Email	**info@kadis.com.cy**
License number	**62/E**	Legal name	**N/A**

Phone: **+35722344842**

Price change history

€1 950 000 on Feb 16, 2026