


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

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|------------------|--------------------------------|
| 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

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|------------------|------------------|
| Reference Number | 16877 |
| 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.

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|-----|-----------------|--------------------|--------------------------------|-----------------|-------------|
| 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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|----------------------------|-------------|------------|--------------------------|
| 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





