

4 Bedroom House for Sale in Potamos Germasogeias, Limassol District

This luxury 4-bedroom villa in Potamos Germasogeias, Limassol, is located in the highly sought-after tourist area, just 600 meters from the beach. Set on an expansive plot, the property offers privacy, generous outdoor space, and comfortable living across two levels, making it ideal for both permanent residence and investment. 

The villa features spacious interiors, high-quality finishes, and is fully furnished. Outdoor areas are thoughtfully designed and include a private swimming pool, jacuzzi, and a decorative fish pond, creating a serene and elegant environment. Air conditioning is installed throughout the house.

Property specifications:

- ✓ Bedrooms: 4
- ✓ Ba...

Property Info

Covered Area	425
Total Number of Floors	2
Furnishing	Furnished
Energy Efficiency	A
Air Conditioning	All rooms, Yes

Plot / Area Info

Plot area	2030
Pool	Yes

Additional info

Reference Number	11868
Property type	House
Condition	Pre-Owned
Construction Year	2012
Bathrooms	4
View	City view

Amenities

- Fireplace

Location

Location: Potamos Germasogeias Region: **Limassol**
 Coordinates: **34.70429594 / 33.10044413**

Price: €3 000 000 + VAT

VAT for this property is **€421,765** or **€570,000**. 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	~€116 600.00	Common expenses	None
Title deed	Has Title	Price per SQM	€7 059.00/m²		

Representative: RealDeal Estates

Registration number	1311	Email	info@realdeal.cy
License number	347/E	Legal name	Esperia Estates (Limassol-Paphos) Limited
Phone: +35725255505, +35794001333			

Price change history

€3 000 000 on Mar 4, 2026



