

## 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	<b>425</b>
Total Number of Floors	<b>2</b>
Furnishing	<b>Furnished</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>2030</b>
Pool	<b>Yes</b>

### Additional info

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

### 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	<b>Excluded</b>	Title transfer fee	<b>~€116 600.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€7 059.00/m<sup>2</sup></b>		

## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
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## Price change history

€3 000 000 on Mar 4, 2026



