


6+ Bedroom House for Sale in Potamos Germasogeias, Limassol District

An exceptional luxury villa under construction located in the prestigious area of Kalogiroi in Limassol, offering a rare opportunity to complete a remarkable private residence. 

The villa features 1,020 sqm of covered area (approx. 1,200 sqm total) and is set on a large plot of approximately 4,700 sqm, ensuring privacy, space, and panoramic surroundings. The property includes 7 bedrooms and 9 bathrooms, with provisions for three kitchens and a lift.

Designed with impressive architecture and high ceilings of up to 4.95 m, the residence offers 360° panoramic views of the sea, mountains, Germasogeia village, and the city of Limassol.

Key Features:

- 7 bedrooms an...

Property Info		Plot / Area Info		Additional info	
Covered Area	1020	Plot area	4700	Reference Number	12054
Total Number of Floors	2			Property type	House
				Bathrooms	5+
				View	City view

Amenities

- Roof Garden

Location

Location: Potamos Germasogeias

Region: **Limassol**

Coordinates: **34.70961228 / 33.10034526**

Price: €4 700 000 + VAT

VAT for this property is **€796,235** or **€893,000**. 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	~€184 600.00	Common expenses	None
		Price per SQM	€4 608.00/m²		

Representative: RealDeal Estates

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Price change history

€4 200 000 on Mar 13, 2026

€4 700 000 on Apr 17, 2026

