

## 5 Bedroom House for Sale in Potamos Germasogeias, Limassol District

A rare opportunity to own a luxury private villa in the prestigious area of Potamos Germasogeia in Limassol, just minutes from the sea and surrounded by greenery and tranquility. The property is located on the last undeveloped residential plot in the area, within a fully built and quiet neighborhood of high-end homes.



Set on a corner plot, the villa is bordered by a pedestrian path, a green zone, and a quiet dead-end road, ensuring privacy and minimal traffic. The location offers convenient access to key amenities, with Dasoudi Beach only a few minutes away, as well as shops, schools, and the highway.

The villa is thoughtfully designed with spacious interiors and functional ...

### Property Info

Covered Area	<b>550</b>
Total Number of Floors	<b>2</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>691</b>
Pool	<b>Yes</b>

### Additional info

Reference Number	<b>12067</b>
Property type	<b>House</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>5+</b>
View	<b>City view</b>

### Amenities

- Roof Garden

### Location

**Location:** Potamos Germasogeias      Region: **Limassol**  
 Coordinates: **34.70026295 / 33.07820475**

## Price: €3 950 000 + VAT

VAT for this property is **€599,682** or **€750,500**. 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	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€7 182.00/m<sup>2</sup></b>		

## Representative: RealDeal Estates

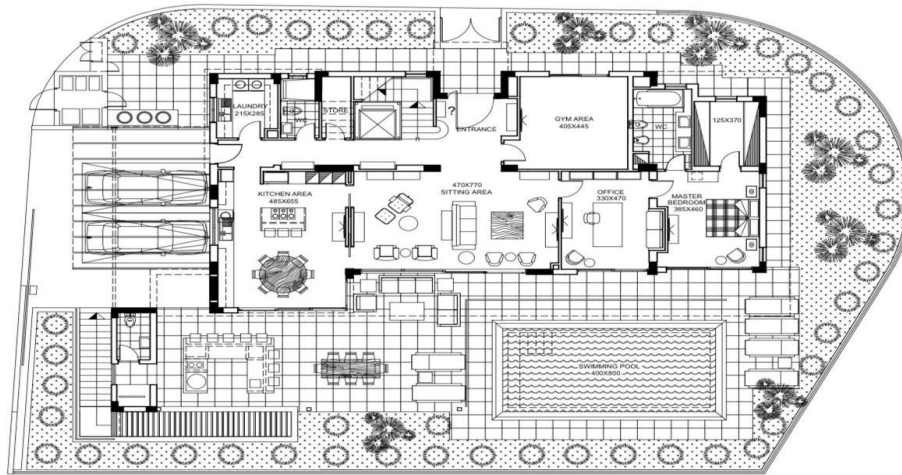
Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
License number	<b>347/E</b>	Legal name	<b>Esperia Estates (Limassol-Paphos) Limited</b>
Phone: <b>+35725255505, +35794001333</b>			

## Price change history

€4 250 000 on Mar 13, 2026

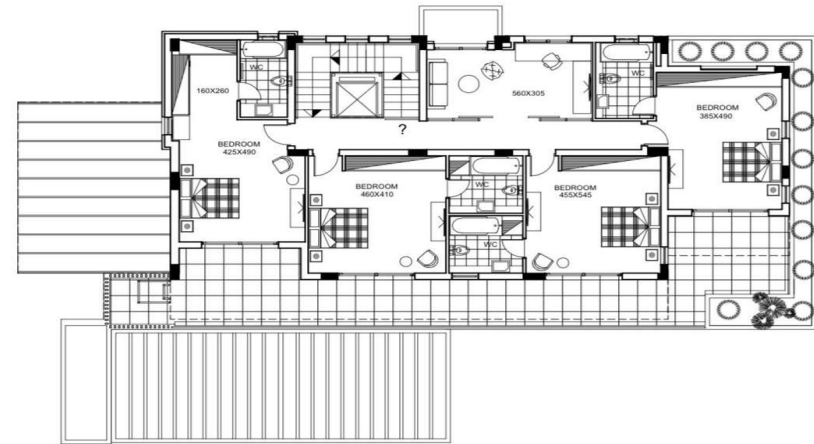
€3 950 000 on Apr 9, 2026





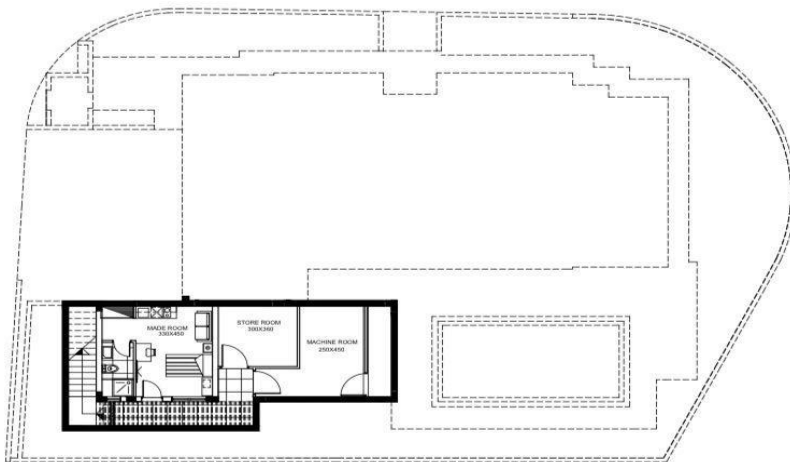
**ground floor**

INTERNAL COVERED AREA ..... = 214.57 m<sup>2</sup>  
 EXTERNAL COVERED VERANDA..... = 46.20 m<sup>2</sup>



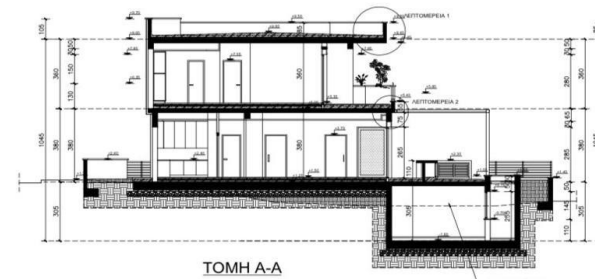
**1st floor**

INTERNAL COVERED AREA..... = 183.53 m<sup>2</sup>  
 EXTERNAL COVERED VERANDA..... = 38.94 m<sup>2</sup>



**basement**

INTERNAL COVERED AREA ..... = 56.00 m<sup>2</sup>  
 EXTERNAL COVERED VERANDA..... = 10.58 m<sup>2</sup>



TOMH A-A



TOMH B-B

