

6 Bedroom Villa In Potamos Germasogeias, Limassol

Patron, Germasogeia 4044, Cyprus

For Sale : **€ 4,450,000**

Description
Signature luxury 6-bedroom villa in the prestigious Potamos Yermasoyia (PAPAS area), Oias Street, Limassol — a rare opportunity to own a private, fully customisable residence in a fully developed, peaceful enclave just steps from the sea.

Delivery: July 2026 — the project is almost completed and progressing exactly as planned. The property is now at a stage where it can be clearly experienced and evaluated, and the future owner has full freedom to personalise: all interior materials and finishes are 100% customisable.

The Villa
- 6 bedrooms (master + 4 en-suite + maid's room)
- 5+ bathrooms
- 542 sqm covered area on a 691 sqm corner plot
- Construction year 2026
- Currently unfurnished — full customisation available
- Full air-conditioning in all rooms
- Energy Efficiency Class A
- Elevator connecting all levels
- Alarm system, fireplace, balcony, storage room, playroom
- 3 covered parking spaces

Ground Floor
- Expansive master suite with walk-in wardrobe, luxury bathroom and direct access to the private garden and pool
- Large open-plan kitchen and dining area opening onto the garden
- Separate dirty kitchen
- Dedicated office/study
- Gym/training room
- Spacious storage room
- 3.8 m ceilings

Second Floor
- 4 spacious en-suite bedrooms with panoramic south-facing windows
- Full of natural light
- Spacious central living/play area connecting the bedrooms — ideal for children, guests or family relaxation
- 3.6 m ceilings

Additional Highlights
- Maid's quarters with private kitchen, shower, WC and natural light
- Roof garden with panoramic views of the sea, Limassol and the mountains
- Private pool and generous barbecue/entertainment area
- Beautifully landscaped garden bordering a public green area for seamless continuation of greenery and calm
- Autonomous photovoltaic system
- Private water well
- Elegant Mediterranean-contemporary design — warm, luminous and timeless
- High-quality external blinds on all major windows for comfort, security and privacy

Plot & Surroundings
- Last undeveloped residential plot in the area — neighbourhood is fully built, private and settled with no further construction planned
- Corner lot bordered by a pedestrian path on one side, a mature green zone on the other, and a dead-end road with almost zero traffic
- Permanent tranquility and exclusivity in the heart of urban life

Distances
- Dassoudi Beach — 4 minutes (1.6 km)

- PAPAS Supermarket — 2 minutes (1.4 km)
- Yermasoyia Roundabout — 1 minute (300 m)
- Second Yermasoyia Elementary School — 550 m
- Foley's School — 8 minutes (5.4 km)
- Alphamega Supermarket — 6 minutes (2.2 km)

Other
- Online viewing available

Details

Property Type: **House**
Status: **Available**
Website

Main Features

Property Subtype: **Mansion/Villa**
Construction Stage: **Under Construction**
Bedrooms: **6**
Bathrooms: **5**
Furnished: **Unfurnished**
Covered Parking: **3**

Area

Internal Area: **542m²**
Covered Area: **542m²**
Plot Area: **691m²**
Total Area: **542m²**

Energy & Heating

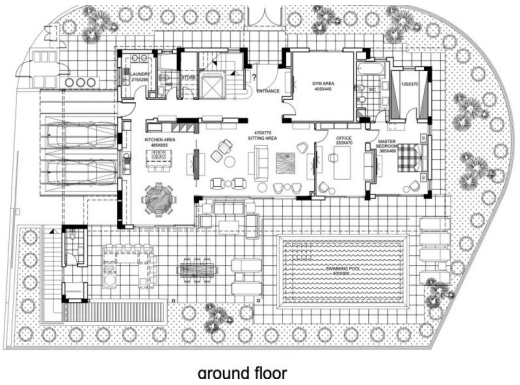
Energy Efficiency Grade: **A**

Further Details

Elevator, Fireplace, Storage Space, Air Condition

Gallery





around floor

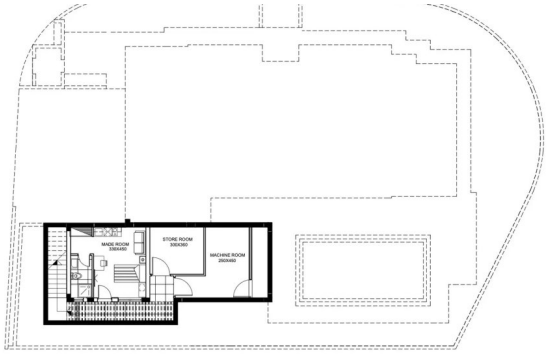






1st floor

INTERNAL COVERED AREA..... = 183.53 m2



basement

