

## 3 Bedroom House for Rent in Germasogeia, Limassol District

This stunning three-bedroom villa is part of a prestigious resort-style complex, set within gated grounds and surrounded by lush landscaped gardens, featuring two swimming pools and extensive sun terraces. The villa offers a perfect blend of Mediterranean lifestyle and modern architecture, ensuring luxury, privacy, and comfort.

The villa spans three floors with covered and uncovered verandas, designed to capture breathtaking sea views and abundant natural light. The property includes a roof garden with BBQ and al fresco dining area, with an optional jacuzzi, ideal for entertaining or relaxing in style.

### Interior Features:

- Three spacious bedrooms with bright, airy la...

Property Info	Plot / Area Info	Additional info
Covered Area	<b>219</b>	
Covered Veranda	<b>46</b>	Reference Number
Uncovered Veranda	<b>20</b>	<b>11314</b>
Total Number of Floors	<b>3</b>	Property type
Energy Efficiency	<b>A</b>	<b>House</b>
Heating	<b>Underfloor Heating, Yes</b>	Condition
		<b>Brand New</b>
		Bathrooms
		<b>3</b>

Amenities	Location	
• Roof Garden	<b>Location:</b> Germasogeia Coordinates: <b>34.70245043 / 33.09115291</b>	Region: <b>Limassol</b>

## Price: €9 900 + VAT

VAT for this property is **€932** or **€1,881**. 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 Price per SQM	<b>None</b> <b>€45.00/m<sup>2</sup></b>	Common expenses	<b>None</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

€9 900 on Jan 20, 2026



