

The exquisite 4-bedroom villa is nestled in the prestigious Germasogeia area in Limassol, which means you will only be 5 minutes away from both the sea and the highway. As you enter this remarkable villa, you'll be captivated by the breathtaking views of both the majestic mountains and the sparkling sea. With three bathrooms and two Jacuzzis, you'll find ultimate relaxation and comfort at your fingertips. Two well-appointed kitchens provide ample space for culinary adventures and entertaining guests. The villa offers an array of desirable features, including air conditioning in all rooms, ensuring a pleasant indoor environment throughout the year. The landscaped garden, comple...



Plot / Area Info

Additional info

Covered Area	408
Heating	Central Heating, Yes
Air Conditioning	All rooms, Yes

Plot area	708
Pool	Yes

Reference Number	3265
Property type	House
Condition	Pre-Owned
Bathrooms	3
View	Sea view

Amenities

Location

Location: Germasogeia

Region: **Limassol**Coordinates: **34.718225514318 / 33.08231368232**

Price: €1 650 000 + VAT

VAT for this property is **€228,574** or **€313,500**. 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	Excluded	Title transfer fee	~€62 600.00	Common expenses	None
		Price per SQM	€4 044.00/m²		

Representative: MySpace

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Price change history

€1 800 000 on Dec 14, 2023

€1 650 000 on Mar 11, 2025









