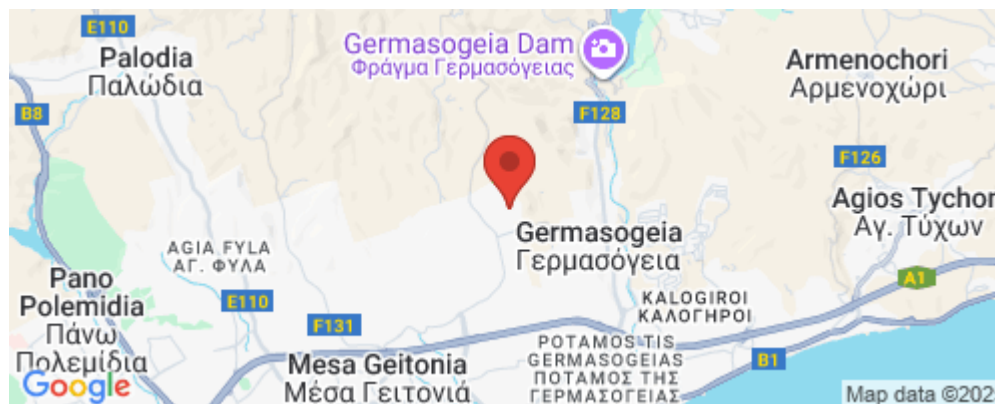


3 Bedroom House for Sale in Germasogeia, Limassol District

Set in a prime hillside location in the sought-after Germasoyia area of Limassol, this exceptional under-construction 3-bedroom villa offers stunning panoramic views over the entire city. Blending modern architecture with a spacious layout, the property is ideal for families or investors seeking a premium residence in a tranquil yet connected neighborhood.



Positioned within walking distance of the newly proposed Folley's English School, the villa also provides easy access to the beach, the vibrant Potamos Germasoyias area, and a full range of amenities including restaurants, bars, supermarkets, and schools.

Property Features:

Internal area: 324 m²

Covered ve...

Property Info		Plot / Area Info		Additional info	
Covered Area	394			Reference Number	H-111931
Covered Veranda	65			Property type	House
Uncovered Veranda	65	Plot area	457	Condition	Brand New
Furnishing	Unfurnished	Parking	Covered, Yes	Bathrooms	2
Heating	Central Heating, Yes				
Air Conditioning	All rooms, Yes				

- Guest WC

Location

Location: Germasogeia

Region: **Limassol**

Coordinates: **34.725563 / 33.06814**

Price: €1 500 000 + VAT

VAT for this property is **€205,051** or **€285,000**. 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	None	Common expenses	None
		Price per SQM	€3 807.00/m²		

Representative: FOX

Registration number	488	Email	info@foxrealty.com.cy
License number	344/E	Legal name	FOX Smart Estate Agency Network Ltd
Phone: +35726940150, +35725267777, +35725760781			

Price change history

€1 500 000 on Sep 4, 2023
 €2 000 000 on May 31, 2025
 €1 500 000 on Nov 18, 2025





