


## 4 Bedroom House for Sale in Germasogeia, Limassol District

The property is located in the upmarket of Pananiotis Hills, Germasogeia Green area a place that is often sought out by the island's wealthy locals and real estate. 

This exquisite high-end villa offers a panoramic view that elevates the living experience to unparalleled heights. Discover a residence that transcends expectation—an experience you'll proudly call home.

Location benefits:

In the heart of Green Area

Only 5 minutes away from the city center and beach

Unobstructed panoramic sea views

High investment value

Fast-track residency for entire family and luxury living

Features:

- Energy Efficiency Rating: A
- VRV A...

### Property Info

Covered Area	<b>190</b>
Heating	<b>Central Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>467</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>25133</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
View	<b>Sea view</b>

### Amenities

- Guest WC

### Location

**Location:** Germasogeia Region: **Limassol**  
Coordinates: **34.7178831 / 33.0803077**

## Price: €1 700 000 + VAT

VAT for this property is **€135,105** or **€323,000**. 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	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€8 947.00/m²</b>		

## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
License number	<b>344/E</b>	Legal name	<b>FOX Smart Estate Agency Network Ltd</b>
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## Price change history

€1 700 000 on May 22, 2024









