

4 Bedroom House for Sale in Germasogeia, Limassol District

4-Bedroom Smart Villa – Contemporary Luxury and Innovation



General Description

This exceptional 4-bedroom villa showcases a bold contemporary design, merging architectural innovation with cutting-edge technology and superior comfort.

Set on a spacious 700 m² plot, with a total covered area of approximately 300 m² (including verandas), the residence redefines modern Mediterranean living through intelligent design and seamless functionality.

Created for those who appreciate privacy, elegance, and sustainability, this villa embodies the essence of next-generation residential architecture — where aesthetic refinement meets high-performance living.

Design &a...

Property Info		Plot / Area Info		Additional info	
Covered Area	165			Reference Number	232084
Covered Veranda	22	Plot area	276	Property type	House
Uncovered Veranda	22	Pool	Yes	Condition	Under Construction
Floor Number	2			Construction Year	2026
Energy Efficiency	A				
Amenities	Location				
	Location: Germasogeia			Region: Limassol	
	Coordinates: 34.70897861400138 / 33.10039893647542				

## Price: €698 500 + VAT

VAT for this property is **€43,815** or **€132,715**. 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>€4 233.00/m²</b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b>
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## Price change history

€1 750 000 on Sep 10, 2024

€698 500 on Oct 30, 2025

