


6+ Bedroom House for Sale in Germasogeia, Limassol District

This beautiful 4-level villa, completed in 2022, is located in the popular Germasogeia district of Limassol, villa is perfectly positioned for easy access  to Limassol's city center and the sea, via the Germasogeia and Agios Athanasios exits.

Key features include:

- 346 sq.m. of covered space, plus verandas and a 465 sq.m. plot
- Underfloor heating (water)
- A landscaped garden and private pool
- Covered parking for two cars
- Mountain, sea, and city views from various points, including garden views from the bedrooms
- High ceilings

The villa's layout:

- Ground floor: A spacious living room flows into an open-plan kitchen a...

Property Info

Covered Area	346
Floor Number	4
Energy Efficiency	A
Air Conditioning	All rooms, Yes

Plot / Area Info

Plot area	465
Pool	Yes

Additional info

Reference Number	233216
Property type	House
Condition	Pre-Owned

Amenities

Location

Location: Germasogeia Region: **Limassol**
Coordinates: **34.7227518 / 33.0845277**

Price: €1 970 000 + VAT

VAT for this property is **€254,734** or **€374,300**. 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	~€75 400.00	Common expenses	None
		Price per SQM	€5 694.00/m²		

Representative: MySpace

Registration number	229/E	Email	myspace.cyprus@gmail.com
License number	1047	Legal name	MYSPACE Real Estate/ A.SP.Thinkrealty ltd
Phone: +35795129336, +35799409010			

Price change history

€2 000 000 on Oct 17, 2024
 €1 970 000 on Dec 20, 2025

