

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

4-Bedroom Villa – Modern Coastal Elegance with Panoramic Views of Limassol Bay



### General Description

This exclusive 4-bedroom villa offers a unique blend of modern architecture, luxury finishes, and breathtaking sea views from an elevated position overlooking Limassol Bay.

Designed for comfort, style, and privacy, it is part of an exclusive collection of detached villas that redefine refined Mediterranean living.

Set on a spacious plot ranging between 300 m<sup>2</sup> and 500 m<sup>2</sup>, the villa combines contemporary design with a deep appreciation for natural surroundings — creating a tranquil haven just minutes away from Limassol’s vibrant city life.

Design & Arc...

### Property Info

|                   |            |
|-------------------|------------|
| Covered Area      | <b>364</b> |
| Covered Veranda   | <b>40</b>  |
| Uncovered Veranda | <b>65</b>  |
| Energy Efficiency | <b>A</b>   |

### Plot / Area Info

|           |                     |
|-----------|---------------------|
| Plot area | <b>457</b>          |
| Parking   | <b>Covered, Yes</b> |

### Additional info

|                   |                           |
|-------------------|---------------------------|
| Reference Number  | <b>1375</b>               |
| Property type     | <b>House</b>              |
| Condition         | <b>Under Construction</b> |
| Construction Year | <b>2025</b>               |
| Bathrooms         | <b>4</b>                  |

### Amenities

- Parking

### Location

**Location:** Germasogeia

Region: **Limassol**

Coordinates: **34.728540793307 / 33.069565279761**

## Price: €1 500 000 + VAT

VAT for this property is **€198,462** 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 | <b>Excluded</b> | Title transfer fee | <b>None</b>         | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€4 121.00/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>MYSPLACE Real Estate/ A.SP.Thinkrealty ltd</b> |
| Phone: <b>+35795129336, +35799409010</b> |              |            |                                                   |

## Price change history

€575 000 on Sep 23, 2023

€1 500 000 on Nov 1, 2025

