

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

### 4-Bedroom Villa ✖

This spacious five-bedroom villa is designed to offer both luxury and practicality, making it ideal for families or those who enjoy hosting guests. The layout provides a perfect balance between open social areas and private retreats, ensuring comfort for every member of the household. The main living spaces are expansive and bright, with large openings leading directly to outdoor terraces that extend the living area into the natural landscape. The dining area is positioned to enjoy sunset views, creating a beautiful setting for evening meals, while the lounge areas are designed for relaxation with uninterrupted sea vistas. Each bedroom is generously sized...

#### Property Info

Covered Area **271**  
 Energy Efficiency **A**  
 Air Conditioning **All rooms, Yes**

#### Plot / Area Info

Plot area **414**  
 Pool **Yes**  
 Parking **Covered, Yes**

#### Additional info

Reference Number **36860**  
 Property type **House**  
 Condition **Under Construction**  
 Construction Year **2026**  
 Bathrooms **4**

#### Amenities

- Parking

#### Location

**Location:** Germasogeia  
 Coordinates: **34.727064471049 / 33.062330801**

Region: **Limassol**

## Price: €1 500 000 + VAT

VAT for this property is **€168,764** 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>€5 535.00/m<sup>2</sup></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>
Phone:	<b>+35795129336, +35799409010</b>		

## Price change history

€2 000 000 on Sep 24, 2023  
 €2 200 000 on Oct 16, 2024  
 €1 500 000 on Feb 6, 2026





