

## 6+ Bedroom House for Sale in Germasogeia, Limassol District

Discover this brand-new, ultra-modern luxury villa in the prestigious Green Area of Germasogeia, offering privacy, elegance, and breathtaking sea views. Nestled in a peaceful residential neighborhood, the villa provides fast access to the highway and tourist areas, just 5 minutes by car from the beach.

Property Highlights:

- Total Covered Area: 658 sq.m + 242 sq.m covered verandas
  - Uncovered Verandas: 429 sq.m
  - Plot Size: 813 sq.m
  - Spacious 410 sq.m flat land area by the pool
- Exquisite Interior & Design:

Top-floor master suite (97 sq.m) with a luxurious en-suite bathroom and panoramic terrace  
Second floor: Spacious k...



Property Info		Plot / Area Info		Additional info	
Covered Area	<b>658</b>	Plot area	<b>813</b>	Reference Number	<b>54913</b>
Energy Efficiency	<b>N/A</b>	Parking	<b>No</b>	Property type	<b>House</b>
Air Conditioning	<b>No</b>			Condition	<b>Under Construction</b>
				Bathrooms	<b>5+</b>
Amenities	Location				



**Location:** Germasogeia

**Region:** Limassol

**Coordinates:** 34.719268302602 / 33.081740306602

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## Price: €4 800 000 + VAT

VAT for this property is **€758,809** or **€912,000**. 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>€7 295.00/m²</b>		

## Representative: NCH Real Estate

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## Price change history

€4 800 000 on Mar 1, 2025

