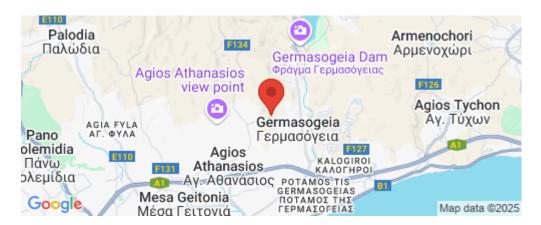


## 6+ Bedroom House for Sale in Germasogeia, Limassol District

Exclusive six bedroom villa for sale in Germasogeia, Limassol



Located in the prestigious Germasogeia area, the villa is a luxurious property set on 1200sqm of land, with over 800 sqm of living space across three floors.

It features 6-7 ensuite bedrooms, marble stairs and an elevator. Key amenities include a large swimming pool, gym, sauna, massage room, separate guest ensuite, BBQ area and spacious patios.

The villa is equipped with state of the art facilities such as underfloor heating, a VRV system, ventilation, photovoltaics and a KNX smart home system, ensuring comfort and efficiency in a lavish setting.

Property Info		Plot / Area Info		Additional info	
Covered Area	800	Plot area	1034	Reference Number	53751
Energy Efficiency	A	Pool	Yes	Property type	House
Air Conditioning	All rooms, Yes	Parking	Covered, Yes	Condition	<b>Under Construction</b>

Amenities Location

**Location:** Germasogeia Region: **Limassol** 

Coordinates: **34.724001462194** / **33.074354182402** 

Elevator



Price: €4 200 000 + VAT

VAT for this property is €687,750 or €798,000. 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	Excluded	Title transfer fee	None	Common avnances	None
		Price per SOM	€5 250.00/m <sup>2</sup>	Common expenses	None

## **Representative: NCH Real Estate**

Registration number	1146	Email	info@nchrealestate.com
License number	571/E	Legal name	N/A

Phone: **+35722424203**, **+35777770532** 

## **Price change history**

€4 200 000 on Mar 4, 2025





















