

5 Bedroom House for Sale in Germasogeia, Limassol District

Located in one of Limassol’s most prestigious and secure residential enclaves, this extraordinary villa offers panoramic sea views, timeless architecture, and a level of comfort rarely found on the market. Set on an expansive, beautifully landscaped plot, the residence combines classic elegance with contemporary refinement following a full renovation in 2020.

The house consists of three levels. The ground floor with the spacious living, dining, kitchen area.

The first floor, originally with 4 four-bedrooms , which has been reimaged into a sophisticated three-bedroom layout, allowing for an expansive master suite with exceptional space and privacy.

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Property Info		Plot / Area Info		Additional info	
Covered Area	491	Plot area	961	Reference Number	p63200
				Property type	House
Amenities	Location				
	Location: Germasogeia		Region: Limassol		
	Coordinates: 34.7163 / 33.0977				

## Price: €3 750 000 + VAT

VAT for this property is **€552,113** or **€712,500**. 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>~€146 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€7 637.00/m²</b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€4 300 000 on Apr 12, 2025

€3 750 000 on Jun 22, 2025

















