

## 800m² House for Sale in Germasogeia, Limassol District

An exquisite villa with state of the art facilities, the Villa is a prestigious project set in luscious surroundings, 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.



Airports &#8...

### Property Info

Covered Area	<b>800</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>1200</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>17204</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>

### Amenities

- Gym

### Location

**Location:** Germasogeia  
**Coordinates:** **34.727123997051 / 33.067439722044**

Region: **Limassol**

## 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	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 250.00/m²</b>		

## Representative: Purple International Real Estate

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## Price change history

€4 200 000 on May 2, 2025















