

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

For sale: Modern off-plan detached villa offering spacious living in the popular area of Germasogeia. This impressive home covers 223 m² of internal space and features four generously sized bedrooms and four stylish bathrooms. Built over three levels, including a versatile basement, the layout is designed for both comfort and practicality.



Enjoy a large plot with a private swimming pool—perfect for relaxing or entertaining. The villa is built to the highest standards with energy efficiency rating A, underfloor heating, and modern finishes throughout. The property is offered unfurnished, giving you the freedom to create your ideal living environment.

Located in Germasogeia...

Property Info		Plot / Area Info		Additional info	
Covered Area	223	Plot area	521	Reference Numbe	
Heating	<b>Underfloor Heating, Yes</b>	Pool	Yes	Property type Condition	House Brand New
Air Conditioning	All rooms, Yes	Parking	Covered, Yes	Bathrooms	4

Amenities Location

• Guest WC Location: Germasogeia Region: Limassol

Coordinates: 34.729171557024 / 33.065420275963



Price: €2 400 000 + VAT

VAT for this property is **€229,991** or **€456,000**. 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

Price per SQM €10 762.00/m²

Common expenses None

## **Representative: Purple International Real Estate**

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## **Price change history**

€2 400 000 on May 23, 2025 €2 450 000 on Jun 17, 2025 €2 400 000 on Jul 22, 2025













