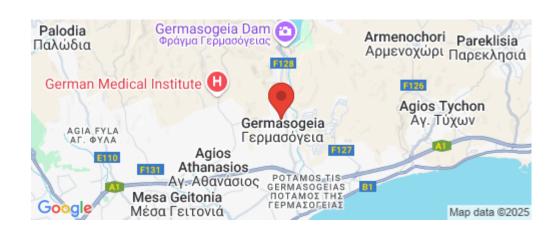


## 4 Bedroom House for Sale in Germasogeia, Limassol District

This 4-bedroom luxury villa is located on the hills of Germasogeia Green Area, Limassol. The property is just 3 minutes from the highway and 5 minutes from the beach and offers exceptional unobstructed panoramic views of both the sea and mountains from each of its 3 levels.

- •Covered area 353 m2 (433 m2 including verandas)
- •Plot area 780m2
- •Fully detached villa
- Beautiful interior
- Private heated swimming pool
- •Open parking for 2 cars
- Barbecue area
- •Soundproof entertainment table pool area
- Terrace with seating area
- Stunning Sea views
- Mountain views
- Quiet location
- Title deeds



Property Info		Plot / Area Info		Additional info	
				Reference Number	9570
Covered Area	353	Plot area	780	Property type	House
Heating	Central Heating, Yes	Pool	Yes	Condition	<b>Pre-Owned</b>
Air Conditioning	All rooms, Yes	Parking	Uncovered, Yes	Bathrooms	4
				View	Sea view

Amenities Location

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

Coordinates: 34.72338670959 / 33.082881997131

Guest WC





**Price: €1 500 000 + VAT** 

VAT for this property is €195,765 or €285,000. 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 ~€56 600.00

Price per SQM €4 249.00/m²

Common expenses None

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

Registration number 1052 Email info@purpleinternational.eu License number 512/E Legal name A.A. Purple Real Estate Ltd

Phone: **+35723811058** 

## **Price change history**

€1 500 000 on Jun 4, 2025



























