

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

Covered Area	353
Heating	Central Heating, Yes
Air Conditioning	All rooms, Yes

Plot / Area Info

Plot area	780
Pool	Yes
Parking	Uncovered, Yes

Additional info

Reference Number	9570
Property type	House
Condition	Pre-Owned
Bathrooms	4
View	Sea view

Amenities

- Guest WC

Location

**Location:** Germasogeia  
**Coordinates:** 34.72338670959 / 33.082881997131

Region: Limassol



## 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	<b>Excluded</b>	Title transfer fee	<b>~€56 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 249.00/m²</b>		

## Representative: Purple International Real Estate

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## Price change history

€1 500 000 on Jun 4, 2025









