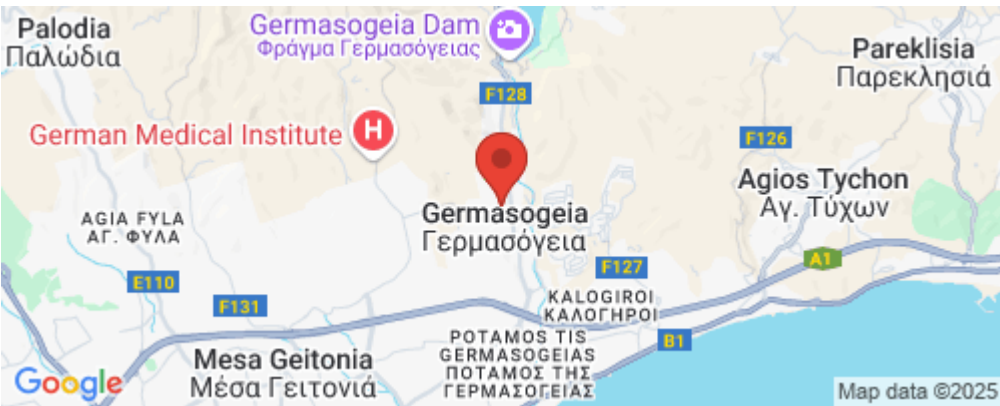


4 Bedroom House for Sale in Germasogeia, Limassol District

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 | Excluded | Title transfer fee | ~€56 600.00 | Common expenses | None |
| | | Price per SQM | €4 249.00/m² | | |

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





