

5 Bedroom House for Sale in Germasogeia, Limassol District

Experience exceptional contemporary living in this luxurious 5-bedroom villa designed to capture panoramic south-facing views and embrace refined comfort across three expansive levels. With a total internal area of 333 m² (excluding the garage), this property offers generous space for both relaxation and entertaining.



Every detail is crafted to the highest standard, with a seamless blend of smart technology, modern architecture, and premium finishes. The villa features an open-plan layout complemented by high false ceilings, a full lighting solution, and an advanced Smart Home automation system.

The main living areas flow effortlessly toward an infinity-edge pool that mirro...

Property Info

Covered Area	333
Total Number of Floors	3
Energy Efficiency	A
Heating	Underfloor Heating, Yes
Air Conditioning	All rooms, Yes

Plot / Area Info

Plot area	499
Pool	Yes

Additional info

Reference Number	7846
Property type	House
Condition	Under Construction
Bathrooms	4

Amenities

- Elevator

Location

Location: Germasogeia  
Coordinates: 34.723775380187 / 33.081175070059

Region: Limassol

## Price: €2 200 000 + VAT

VAT for this property is **€279,261** or **€418,000**. 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>€6 607.00/m²</b>		

## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
License number	<b>347/E</b>	Legal name	<b>Esperia Estates (Limassol-Paphos) Limited</b>
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## Price change history

€2 200 000 on Jul 25, 2025















