

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

Contemporary 4-Bedroom Villa – Sfalangiotissa, Germasogeia, Limassol

This exceptional custom-designed villa is set on an elevated 509 m<sup>2</sup> plot in the prestigious area of Sfalangiotissa, Germasogeia. Just 150 meters from Foley’s Private School and a short drive to the Agios Athanasios roundabout, German Oncology Center, and Limassol’s sandy beaches, this residence offers both convenience and seclusion.

With a total internal covered area of approximately 395 m<sup>2</sup> (plus verandas and outdoor facilities), this A+ energy-rated home is designed to the highest standards, featuring premium materials and refined architectural detail.

Interior Layout:

Basement Level<...

### Property Info

Covered Area **395**  
Energy Efficiency **A**

### Plot / Area Info

Plot area **509**  
Pool **Yes**  
Parking **Covered, Yes**

### Additional info

Reference Number **238411**  
Property type **House**  
Condition **Brand New**  
Construction Year **2024**  
Bathrooms **3**

### Amenities

- Parking

### Location

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

## Price: €1 900 000 + VAT

VAT for this property is **€259,987** or **€361,000**. 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>€4 810.00/m<sup>2</sup></b>		

## Representative: MySpace

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## Price change history

€1 900 000 on Jul 31, 2025









