

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 m² 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 m² (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		Plot / Area Info		Additional info	
Covered Area	395	Plot area	509	Reference Number	238411
Energy Efficiency	A	Pool	Yes	Property type	House
		Parking	Covered, Yes	Condition	Brand New
				Construction Year	2024
				Bathrooms	3
Amenities		Location			
• Parking		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	Excluded	Title transfer fee Price per SQM	None €4 810.00/m²	Common expenses	None
-----	-----------------	-------------------------------------	---	-----------------	-------------

Representative: MySpace

Registration number	229/E	Email	myspace.cyprus@gmail.com
License number	1047	Legal name	MYSPACE Real Estate/ A.SP.Thinkrealty Ltd
Phone: +35795129336, +35799409010			

Price change history

€1 900 000 on Jul 31, 2025









