

## 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		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	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 810.00/m²</b>		

## Representative: MySpace

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

## Price change history

€1 900 000 on Jul 31, 2025

















