

## 6+ Bedroom House for Sale in Germasogeia, Limassol District

For sale a modern beautiful villa with panoramic views, located in a quiet area on a dead-end street in the prestigious Germasogeia area. The villa has a built-up area of 650 m2 and a plot of 1200 m2. The house includes 5 spacious bedrooms (all with bathrooms) and an additional space for a sixth bedroom. Two large guest rooms, a spacious kitchen, a separate large dining room, a well-maintained garden, a barbecue area and a large swimming pool. There is also a room with a safe and many other luxury benefits. The perfect combination of comfort, style and privacy in one of the best areas of Cyprus.

### Property Info

Covered Area	<b>650</b>
Furnishing	<b>Furnished</b>
Energy Efficiency	<b>N/A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking	<b>Covered, Yes</b>
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### Additional info

Reference Number	<b>171307</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>5+</b>

### Amenities

#### Location

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

## Price: €4 500 000 + VAT

VAT for this property is **€709,615** or **€855,000**. 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>~€176 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€6 923.00/m²</b>		

## Representative: DOM Real Estate

Registration number	<b>397</b>	Email	<b>info@dom.com.cy</b>
License number	<b>338/E</b>	Legal name	<b>N/A</b>
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## Price change history

€4 500 000 on Aug 12, 2025

