

This unique villa is situated in the tranquil Germasogeia hills, overlooking the sea, just 10 minutes from Limassol city center and 5 minutes from the beach. The ground floor provides a double height hallway atrium, a large reception area, a big bright kitchen with an island station, separate dining area, an office and a guest toilet. With grand windows opening onto the pool area, one can enjoy the breathtaking hilltop and mountain views. The first floor consists of four bedrooms all with en-suite bathrooms, two of which also have terrace access, a spacious master bedroom with an en-suite private bathroom and walk-in closet, also with a private terrace, offering spectacular sea views. A k...



| Property Info | | Plot / Area Info | | Additional info | |
|------------------------|-----|------------------|-----|------------------|-----------|
| Covered Area | 900 | Plot area | 650 | Reference Number | M89-1 |
| Covered Veranda | 100 | | | Property type | House |
| Floor Number | 1 | | | Condition | Pre-Owned |
| Total Number of Floors | 1 | | | Bathrooms | 1 |

Amenities **Location**
Location: Limassol **Region:** **Limassol**
Coordinates: **34.7237528 / 33.0802185**

Price: €2 250 000 + VAT

VAT for this property is **€375,000** or **€427,500**. 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.

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|-----|-----------------|--------------------|---------------------|-----------------|-------------|
| VAT | Excluded | Title transfer fee | ~€86 600.00 | Common expenses | None |
| | | Price per SQM | €2 500.00/m² | | |

Representative: Cyprus Developers Alliance (CDA Group)

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Price change history

€2 250 000 on Aug 26, 2025







