

4 Bedroom House for Sale in Germasogeia - Green Area, Limassol District

The complex is located in the Germasogeia Green area. The development will consist of 19 contemporary and spacious villas, with 3 and 4 bedrooms. Stunning features of these properties include large open verandas and terraces with panoramic, unobstructed views of the sea and city. The villas will have an outdoor pool and a BBQ area. Turnkey finishes: Kitchen and wardrobes made in Italy Sanitary Wear (Grohe and Duravit) Aircondition Central heating Covered parking Each villa will have an individual design and layout per buyer's requirements. The Project has EPC certificate with "A" Energy Efficiency Rating.

| Property Info | Plot / Area Info | Additional info |
|------------------------|------------------|------------------|
| Covered Area | 242 | Reference Number |
| Covered Veranda | 52 | Property type |
| Floor Number | 1 | Condition |
| Total Number of Floors | 1 | Bathrooms |
| Plot area | 467 | |

| Amenities | Location |
|-----------|--|
| | Location: Germasogeia - Green Area Region: Limassol Coordinates: 34.71154 / 33.08364 |

Price: €1 700 000 + VAT

VAT for this property is **€175,479** or **€323,000**. 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.

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|-----|-----------------|-------------------------------------|--|-----------------|-------------|
| VAT | Excluded | Title transfer fee Price per SQM | ~€64 600.00 €7 025.00/m² | Common expenses | None |
|-----|-----------------|-------------------------------------|--|-----------------|-------------|

Representative: Cyprus Developers Alliance (CDA Group)

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|--|--------------------------------|------------|---|
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Price change history

€1 700 000 on Aug 26, 2025

