

## 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

Covered Area	<b>242</b>
Covered Veranda	<b>52</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>1</b>

### Plot / Area Info

Plot area **467**

### Additional info

Reference Number	<b>S142-1</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>1</b>

### 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.

VAT	<b>Excluded</b>	Title transfer fee	<b>~€64 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€7 025.00/m<sup>2</sup></b>		

## Representative: Cyprus Developers Alliance (CDA Group)

Registration number	<b>Registration number 591</b>	Email	<b>sales@cyprus-alliance.com</b>
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## Price change history

€1 700 000 on Aug 26, 2025

