

## 4 Bedroom House for Sale in Germasogeia, Limassol District

This well-maintained villa offers a rare combination of seafront living and direct access to the city center. Situated in a peaceful and affluent residential area, the property is surrounded by everyday conveniences, all within walking distance — including schools, medical centers, shopping options, and the beach. Set on a 600 m<sup>2</sup> plot, the villa provides comfortable indoor and outdoor living with high ceilings, natural light, and fully landscaped gardens. The interior includes three spacious bedrooms plus an additional guest room, multiple bathrooms, and a large living area furnished with premium materials and decorative elements. Additional amenities such as an attic, fireplac...



### Property Info

Covered Area	<b>600</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>1</b>

### Plot / Area Info

Plot area **600**

### Additional info

Reference Number	<b>B198-1</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>3</b>

### Amenities

### Location

**Location:** Germasogeia      Region: **Limassol**  
**Coordinates:** **34.69384 / 33.07208**

**Price: €3 250 000 + VAT**

VAT for this property is **€503,750** or **€617,500**. 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.

VAT	<b>Excluded</b>	Title transfer fee	<b>~€126 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 417.00/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**

€3 250 000 on Aug 26, 2025







