

## 3 Bedroom House for Sale in Limassol District

For Sale – Luxury Villa in Germasogeia, Limassol.

Price – €7,000,000 (fully finished & furnished with premium Italian furniture and finishes)

An exceptional villa designed with uncompromising attention to detail, offering the perfect blend of luxury, comfort, and functionality.

4 Levels with Elevator Access

3 Ensuite Bedrooms including a master suite with walk-in closet and spa-style bathroom

Open-Plan Living & Dining with glass fireplace

Two Kitchens: designer kitchen + hidden chef's kitchen with storage

Basement Level: walk-in closet, cinema/gaming room with kitchenette & WC, laundry room

Roof Garden: office with W...

### Property Info

Covered Area	<b>430</b>
Furnishing	<b>Furnished</b>
Heating	<b>Yes</b>
Air Conditioning	<b>Yes</b>

### Plot / Area Info

Plot area	<b>605</b>
Pool	<b>Private, Yes</b>

### Additional info

Reference Number	<b>58956</b>
Property type	<b>House</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2027</b>
Bathrooms	<b>3</b>

### Amenities

- Garden

### Location

Region: **Limassol**

## Price: €7 000 000 + VAT

VAT for this property is **€988,140** or **€1,330,000**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€16 279.00/m<sup>2</sup></b>		

## Representative: 1st Class Homes

Registration number	<b>690</b>	Email	<b>info@1stclass-homes.com</b>
License number	<b>367/E</b>	Legal name	<b>KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD</b>
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## Price change history

€7 000 000 on Aug 27, 2025













