

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

A project under development is offered for sale, including 9 luxury villas with 5-6 bedrooms in the prestigious area of Germasogia, Limassol. The convenient location near the exits to Germasoia and Agios Athanasius provides quick access to both the city center and the sea. The villas combine impeccable design with engineering solutions for maximum comfort. Inside each villa there is a floor heating system, Windows with a sliding mechanism and double glazing with argon filling, a Spa complex (sauna and hammam) with access to the pool, Parking for two cars, an alarm system and video surveillance, Tiles, doors, cabinets - Italian production, Marble stairs on all floors.

### Property Info

|                   |                    |
|-------------------|--------------------|
| Covered Area      | <b>975</b>         |
| Furnishing        | <b>Unfurnished</b> |
| Energy Efficiency | <b>A</b>           |
| Air Conditioning  | <b>No</b>          |

### Plot / Area Info

|         |                     |
|---------|---------------------|
| Parking | <b>Covered, Yes</b> |
|---------|---------------------|

### Additional info

|                  |                           |
|------------------|---------------------------|
| Reference Number | <b>173732</b>             |
| Property type    | <b>House</b>              |
| Condition        | <b>Under Construction</b> |
| Bathrooms        | <b>5+</b>                 |

### Amenities

#### Location

**Location:** Germasogeia Region: **Limassol**

## Price: €3 600 000 + VAT

VAT for this property is **€606,462** or **€684,000**. 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>€3 692.00/m<sup>2</sup></b> |                 |             |

## Representative: DOM Real Estate

|                            |              |            |                        |
|----------------------------|--------------|------------|------------------------|
| Registration number        | <b>397</b>   | Email      | <b>info@dom.com.cy</b> |
| License number             | <b>338/E</b> | Legal name | <b>N/A</b>             |
| Phone: <b>+35796644888</b> |              |            |                        |

## Price change history

€3 600 000 on Aug 28, 2025



