

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

A magnificent contemporary villa located in the most prestige area of Limassol – Potamos Yermasoyia, within walking distance to the sea with a sandy beach and the famous Dasoudi eucalyptus park. Quiet atmosphere of the neighborhood is combined with the walking proximity to the entire urban infrastructure, which provides excellent conditions for relaxation as well as for comfortable family stay. ✖

The villa is laid out on 4 floors, where the basement level has an underground parking for 3 cars, a studio, laundry room and other technical rooms. The ground floor host the kitchen, two living areas, a dining room, an office and a guest toilet while the 4 bedrooms with ensuite bathroo...

### Property Info

Covered Area	<b>594</b>
Covered Veranda	<b>85</b>
Uncovered Veranda	<b>120</b>
Heating	<b>Autonomous Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>690</b>
Pool	<b>Yes</b>

### Additional info

Reference Number	<b>3771</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Bathrooms	<b>5+</b>

### Amenities

### Location

**Location:** Germasogeia                      Region: **Limassol**  
**Coordinates:** **34.696639 / 33.083306**

## Price: €4 300 000 + VAT

VAT for this property is **€664,980** or **€817,000**. 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>€7 239.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€4 300 000 on Oct 8, 2025





