


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

This new modern villa with panoramic sea view is located in the peaceful area of Germasoyeia, just a short drive away from the beach and the city centre. 

The house offers 3 levels of living space with high ceilings, modern furniture and top finishes. The 600 sq.m. house has 5 bedrooms, or, better say, 4 bedrooms and a one bedroom guest apartment with independent entrance, a spacious 100 sq.m. living room and top of the range kitchen. As for bathrooms, there are plenty - six units plus a steam bath for the lovers of sauna. Built with energy-saving technologies, the villa features solar power station, LED lights, Daikin VRV central air conditioning, Daikin under floor heating, smart...

### Property Info

Covered Area	<b>600</b>
Uncovered Veranda	<b>30</b>
Furnishing	<b>Furnished</b>
Heating	<b>Autonomous Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>800</b>
Pool	<b>Yes</b>

### Additional info

Reference Number	<b>5437</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2018</b>
Bathrooms	<b>5+</b>

### Amenities

### Location

**Location:** Germasogeia      Region: **Limassol**  
**Coordinates:** **34.715532 / 33.074784**

## Price: €2 500 000 + VAT

VAT for this property is **€387,500** or **€475,000**. 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>~€96 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 167.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€2 500 000 on Oct 8, 2025

























