

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

The exquisite 4-bedroom villa is nestled in the prestigious Germasogeia area in Limassol, which means you will only be 5 minutes away from both the sea and the highway. X

As you enter this remarkable villa, you'll be captivated by the breathtaking views of both the majestic mountains and the sparkling sea. With three bathrooms and two Jacuzzis, you'll find ultimate relaxation and comfort at your fingertips. Two well-appointed kitchens provide ample space for culinary adventures and entertaining guests.

The villa offers an array of desirable features, including air conditioning in all rooms, ensuring a pleasant indoor environment throughout the year. The landscaped ga...

<b>Property Info</b>		<b>Plot / Area Info</b>		<b>Additional info</b>	
Covered Area	<b>408</b>			Reference Number	<b>6410</b>
Furnishing	<b>Furnished</b>	Plot area	<b>708</b>	Property type	<b>House</b>
Heating	<b>Autonomous Heating, Yes</b>	Pool	<b>Yes</b>	Condition	<b>Pre-Owned</b>
Air Conditioning	<b>All rooms, Yes</b>			Construction Year	<b>2015</b>
				Bathrooms	<b>3</b>

<b>Amenities</b>	<b>Location</b>
	<b>Location:</b> Germasogeia
	Region: <b>Limassol</b>
	Coordinates: <b>34.718163 / 33.082157</b>

## Price: €1 650 000 + VAT

VAT for this property is **€228,574** or **€313,500**. 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 Price per SQM	<b>~€62 600.00</b> <b>€4 044.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Cyprus Sotheby's International Realty

Registration number	<b>1013</b>	Email	<b>info@cyprus-sothebysrealty.com</b>
License number	<b>517/E</b>	Legal name	<b>ConceptRealty Ltd</b>

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## Price change history

€1 650 000 on Oct 8, 2025











