

3 Bedroom House for Sale in Germasogeia, Limassol District

This exceptional villa in Germasogia, an area famous for its tranquility and natural beauty, strikes the perfect balance between serenity and accessibility. With its breathtaking views, impeccable design, and prime location just a short drive from Limassol and the sandy beaches, this property is a true gem.

Boasting three bedrooms with an option for a fourth pending authorities' approval, three en-suite bathrooms, and an additional WC, this residence spans 235 square meters of covered area on a generous plot. The property includes an office space, double covered parking, mechanical/storage area, utility room, and internal storeroom.

Enhanced with numerous extras, the vil...



Property Info

Covered Area	290
Covered Veranda	55
Furnishing	Furnished
Energy Efficiency	A
Heating	Underfloor Heating, Yes
Air Conditioning	All rooms, Yes

Plot / Area Info

Plot area	701
Pool	Yes

Additional info

Reference Number	7572
Property type	House
Condition	Pre-Owned
Construction Year	2018
Bathrooms	3

Amenities

Location	
Location:	Germasogeia Region: Limassol
Coordinates:	34.723789 / 33.09406

Price: €2 200 000 + VAT

VAT for this property is **€258,690** or **€418,000**. 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	Excluded	Title transfer fee	~€84 600.00	Common expenses	None
		Price per SQM	€7 586.00/m²		

Representative: Cyprus Sotheby's International Realty

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Price change history

€2 200 000 on Oct 8, 2025











