

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

Nestled in the prestigious Paniotis area of Limassol, this villa combines urban convenience with serene natural surroundings. Residents enjoy close proximity to top-tier amenities, including restaurants, shopping venues, pristine beaches, and cultural landmarks, offering a lifestyle that is both vibrant and tranquil. ✖

The villa features an impressive layout with five generously sized bedrooms and a separate office. Thoughtfully designed interiors that showcase refined elegance and luxurious finishes emphasize functionality and comfort, with high ceilings and large windows flooding the space with natural light. The ground level includes six covered parking spaces and a substantial sto...

### Property Info

|                   |                                |
|-------------------|--------------------------------|
| Covered Area      | <b>1024</b>                    |
| Covered Veranda   | <b>137</b>                     |
| Uncovered Veranda | <b>33</b>                      |
| Furnishing        | <b>Unfurnished</b>             |
| Heating           | <b>Underfloor Heating, Yes</b> |
| Air Conditioning  | <b>All rooms, Yes</b>          |

### Plot / Area Info

|           |            |
|-----------|------------|
| Plot area | <b>721</b> |
| Pool      | <b>Yes</b> |

### Additional info

|                  |                       |
|------------------|-----------------------|
| Reference Number | <b>10950</b>          |
| Property type    | <b>House</b>          |
| Bathrooms        | <b>5+</b>             |
| View             | <b>Mountains view</b> |

### Amenities

- Elevator

### Location

**Location:** Germasogeia      Region: **Limassol**  
**Coordinates:** **34.716618 / 33.073303**

## Price: €6 800 000 + VAT

VAT for this property is **€1,152,547** or **€1,292,000**. 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>~€268 600.00</b>            | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€6 641.00/m<sup>2</sup></b> |                 |             |

## 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

€5 800 000 on Oct 8, 2025

€6 800 000 on Nov 8, 2025





