

## 6+ Bedroom House for Sale in Germasogeia, Limassol District

Perched on a scenic hillside in Germasogeia, this semi-finished villa offers a rare opportunity to create a bespoke luxury home. Ideally located, it boasts breathtaking panoramic sea views, a tranquil setting, and convenient access to the city's finest amenities.



With a flexible layout, the villa allows for customization to suit your personal vision. Two private entrances lead to a covered parking area for three cars, with additional outdoor spaces. Designed for both comfort and entertainment, the property includes generous living areas, en-suite bedrooms with walk-in wardrobes, and dedicated space for a gym, spa, and sauna.

The outdoor setting is equally impressive, featuri...

### Property Info

Covered Area	<b>534</b>
Covered Veranda	<b>14</b>
Uncovered Veranda	<b>58</b>
Furnishing	<b>Unfurnished</b>

### Plot / Area Info

Plot area	<b>1104</b>
Pool	<b>Yes</b>

### Additional info

Reference Number	<b>11170</b>
Property type	<b>House</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>5+</b>

### Amenities

### Location

**Location:** Germasogeia      Region: **Limassol**  
**Coordinates:** **34.728171 / 33.065898**

## Price: €1 250 000 + VAT

VAT for this property is **€188,343** or **€237,500**. 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	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 341.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€2 300 000 on Oct 8, 2025

€1 250 000 on Nov 8, 2025

























