

5 Bedroom House for Sale in Germasogeia, Limassol District

Located in one of Limassol's most prestigious and secure residential enclaves, this extraordinary villa offers panoramic sea views, timeless architecture, and a level of comfort rarely found on the market. Set on an expansive, beautifully landscaped plot, the residence combines classic elegance with contemporary refinement following a full renovation in 2020.

The house consists of three levels. The ground floor with the spacious living, dining, kitchen area.

The first floor, originally with 4 four-bedrooms, which has been reimaged into a sophisticated three-bedroom layout, allowing for an expansive master suite with exceptional space and privacy.

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Property Info

Covered Area	491
Covered Veranda	41
Furnishing	Furnished
Heating	Autonomous Heating, Yes
Air Conditioning	All rooms, Yes

Plot / Area Info

Plot area	961
Pool	Yes

Additional info

Reference Number	12331
Property type	House
Condition	Pre-Owned
Construction Year	2001-2010
Bathrooms	5+

Amenities

- Fireplace

Location

Location: Germasogeia Region: **Limassol**
Coordinates: **34.714314 / 33.095764**

Price: €3 750 000 + VAT

VAT for this property is **€552,113** or **€712,500**. 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	Excluded	Title transfer fee	~€146 600.00	Common expenses	None
		Price per SQM	€7 637.00/m²		

Representative: Cyprus Sotheby's International Realty

Registration number	1013	Email	info@cyprus-sothebysrealty.com
License number	517/E	Legal name	ConceptRealty Ltd
Phone: +35726080180, +35797612926			

Price change history

€3 750 000 on Oct 8, 2025













