

## 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	<b>491</b>
Covered Veranda	<b>41</b>
Furnishing	<b>Furnished</b>
Heating	<b>Autonomous Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>961</b>
Pool	<b>Yes</b>

### Additional info

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

### Amenities

- Fireplace

### Location

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

## Price: €3 400 000 + VAT

VAT for this property is **€500,582** or **€646,000**. 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>~€132 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€6 925.00/m²</b>		

## Representative: Cyprus Sotheby's International Realty

Registration number	<b>1013</b>	Email	<b>info@cyprus-sothebysrealty.com</b>
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## Price change history

€3 750 000 on Oct 8, 2025  
 €3 400 000 on Dec 20, 2025

























