

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

Located in Kefalokremmos, one of the most sought-after areas near Germasogeia, this five bedroom villa presents a rare opportunity for those seeking both privacy and prestige. Its position offers uninterrupted panoramas, with sweeping mountain views to the north and breathtaking sea views to the south, creating a truly exceptional living environment.



Set within a quiet neighborhood yet only a short drive from Limassol's vibrant center, the property combines tranquility with convenience. It is close to a beautiful park as well as essential amenities such as schools, shops, pharmacies, and everyday services, making it an ideal location for both permanent living and holiday escapes.<...>

### Property Info

Covered Area	<b>600</b>
Covered Veranda	<b>50</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>888</b>
Pool	<b>Yes</b>

### Additional info

Reference Number	<b>14172</b>
Property type	<b>House</b>
Bathrooms	<b>5+</b>

### Amenities

- Elevator

### Location

**Location:** Germasogeia      Region: **Limassol**  
**Coordinates:** **34.724778 / 33.094778**

**Price: €5 500 000 + VAT**

VAT for this property is **€852,500** or **€1,045,000**. 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>~€216 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€9 167.00/m<sup>2</sup></b>		

**Representative: Cyprus Sotheby's International Realty**

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**Price change history**

€5 500 000 on Oct 9, 2025





