

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

Set in one of Limassol's most exclusive and desirable neighborhoods, this luxurious villa embodies elegance and sophistication. Located in a quiet residential area on the riverbed of Germasogeia, the property is surrounded by breathtaking natural landscapes yet remains close to essential conveniences including supermarkets, cafés, shops, banks, and public transport.



Designed across multiple levels with a private lift, the villa offers an exceptional living experience. The ground floor features a welcoming lobby, a spacious living and dining area, a modern kitchen with breakfast corner, and a guest bedroom, along with the added convenience of an office and guest WC. The upper floor...

### Property Info

### Plot / Area Info

### Additional info

Covered Area	<b>617</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	<b>805</b>
Pool	<b>Yes</b>

Reference Number	<b>14201</b>
Property type	<b>House</b>
Bathrooms	<b>5+</b>

### Amenities

### Location

- Elevator

**Location:** Germasogeia      Region: **Limassol**  
**Coordinates:** **34.724861 / 33.094528**

## Price: €5 000 000 + VAT

VAT for this property is **€779,822** or **€950,000**. 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>~€196 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€8 104.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€5 000 000 on Oct 9, 2025











