

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

This luxurious villa is located in the green and prestigious area of Germasogeia, within easy reach of the seafront, shopping amenities and Limassol city centre. Designed for comfortable family living, it offers generous internal space and high-quality finishes across multiple levels.

The interior comprises two fully equipped kitchens, a spacious and inviting living area, and multiple reception rooms arranged over an internal staircase. The sleeping accommodation includes four well-proportioned bedrooms and four bathrooms, while additional rooms provide ample storage and utility space. Double-glazed soundproof windows and central heating ensure year-round comfort.

Outside, t...

### Property Info

Covered Area **430**  
Energy Efficiency **B**

### Plot / Area Info

Plot area **408**  
Parking **Covered, Yes**

### Additional info

Reference Number **239902**  
Property type **House**  
Condition **Pre-Owned**  
Construction Year **2001-2010**  
Bathrooms **4**

### Amenities

- Parking

### Location

**Location:** Germasogeia Region: **Limassol**

## Price: €995 000 + VAT

VAT for this property is **€140,457** or **€189,050**. 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>~€36 400.00</b>  | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€2 314.00/m²</b> |                 |             |

## Representative: MySpace

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>229/E</b> | Email      | <b>myspace.cyprus@gmail.com</b>                  |
| License number                           | <b>1047</b>  | Legal name | <b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b> |
| Phone: <b>+35795129336, +35799409010</b> |              |            |  |

## Price change history

€995 000 on Oct 11, 2025







