

## 560m<sup>2</sup> House for Sale in Germasogeia, Limassol District

Discover a New Standard of Luxury Living 

Nestled in the prestigious hills of Kalogiry in Germasogeia, this state-of-the-art private villa is a rare opportunity to own a bespoke home blending timeless elegance with cutting-edge modern comfort. Spanning over 560 m<sup>2</sup> of refined interior space on a generous 907 m<sup>2</sup> plot, every detail has been meticulously designed to offer the ultimate in luxury, privacy, and lifestyle.

Villa Details:

Location: Kalogiry, Germasogeia

Estimated Delivery: October 2026 (with grace period)

Plot Area: 907 m<sup>2</sup>

Villa Covered Area: 560 m<sup>2</sup>

Bedrooms: 6

Levels: 3 (Basement, Ground Floor, First Floor)

Parking...

### Property Info

Covered Area	<b>560</b>
Furnishing	<b>Unfurnished</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>907</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>31576</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>

### Amenities

### Location



• Guest WC

**Location:** Germasogeia

Region: **Limassol**

Coordinates: **34.715165 / 33.087855**

[www.index.cy](http://www.index.cy) - All Cyprus Real Estate

## Price: €4 300 000 + VAT

VAT for this property is **€655,750** or **€817,000**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€7 679.00/m<sup>2</sup></b>		

## Representative: FOX

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## Price change history

€4 300 000 on Oct 25, 2025



















