

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

Step into a world where city vibrancy meets the tranquility of nature. The project offers a rare opportunity to live in a stunning, modern villa situated between the hills, city, and sea. Experience the best of both worlds with a dynamic, urban lifestyle, and the peace and beauty of your own private outdoor haven. 

### Property Overview:

Location: Ideally positioned along a 17km promenade, offering breathtaking views of the Mediterranean Sea, city, and surrounding hills. Just moments away from the old town's charming cobbled streets, restaurants, cafes, and designer boutiques, while offering quick access to mountains and nearby cities.

Villas: Contemporary, spacious 3-be...

### Property Info

Covered Area	<b>211</b>
Furnishing	<b>Unfurnished</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>406</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>32004</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Bathrooms	<b>2</b>

### Amenities

- Guest WC

### Location

**Location:** Germasogeia  
 Coordinates: **34.712722308685 / 33.08400302359**

Region: **Limassol**

## Price: €990 000 + VAT

VAT for this property is **€89,569** or **€188,100**. 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>€4 692.00/m<sup>2</sup></b>		

## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
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## Price change history

€980 000 on Nov 28, 2025

€990 000 on Mar 4, 2026



