

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	211
Furnishing	Unfurnished
Heating	Underfloor Heating, Yes
Air Conditioning	All rooms, Yes

Plot / Area Info

Plot area	406
Pool	Yes
Parking	Covered, Yes

Additional info

Reference Number	32004
Property type	House
Condition	Brand New
Bathrooms	2

Amenities

- Guest WC

Location

Location: Germasogeia

Region: **Limassol**

Coordinates: **34.712722308685 / 33.08400302359**

Price: €980 000 + VAT

VAT for this property is **€88,664** or **€186,200**. 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	Excluded	Title transfer fee	None	Common expenses	None
		Price per SQM	€4 645.00/m²		

Representative: FOX

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Price change history

€980 000 on Nov 28, 2025



