

4 Bedroom House for Sale in Germasogeia, Limassol District

Set on a quiet hillside in one of Limassol's most refined residential neighbourhoods, this boutique development redefines the idea of private urban living. Conceived as two architecturally sculpted residences rather than conventional villas, the project offers a rare sense of independence, vertical space and openness, usually reserved for standalone homes. ✖

Each residence unfolds across multiple levels, connected by a private lift and staircase, creating a natural separation between social spaces, private suites and leisure areas. Expansive glazing, generous verandas and carefully oriented openings frame sweeping views of the city and the Mediterranean, while allowing natural light...

Property Info

Covered Area	479
Covered Veranda	102
Furnishing	Unfurnished
Energy Efficiency	A
Heating	Underfloor Heating, Yes
Air Conditioning	All rooms, Yes

Plot / Area Info

Pool	Yes
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Additional info

Reference Number	15913
Property type	House
Condition	Under Construction
Bathrooms	4

Amenities

- Elevator

Location

Location: Germasogeia Region: **Limassol**
 Coordinates: **34.711615 / 33.075256**

Price: €1 685 000 + VAT

VAT for this property is **€246,277** or **€320,150**. 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	€3 518.00/m²		

Representative: Cyprus Sotheby's International Realty

Registration number	1013	Email	info@cyprus-sothebysrealty.com
License number	517/E	Legal name	ConceptRealty Ltd
Phone:	+35726080180, +35797612926		

Price change history

€1 685 000 on Dec 31, 2025









