

## 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	<b>479</b>
Covered Veranda	<b>102</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Pool	<b>Yes</b>
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### Additional info

Reference Number	<b>15914</b>
Property type	<b>House</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>4</b>

### 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	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 518.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€1 685 000 on Dec 31, 2025







