

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

Nestled in the prestigious Paniotis area of Germasogeia, this exclusive boutique development comprises two premium semi-detached villas, designed to deliver an elevated standard of modern luxury living in one of Limassol's most desirable residential neighbourhoods. 

Each villa is conceived as a private vertical residence, spanning five architecturally distinct levels that seamlessly blend privacy, functionality, and breathtaking panoramic views of the sea and city. Every design element enhances natural light, spatial flow, and refined comfort, offering an effortless luxury lifestyle.

The villas feature four spacious en-suite bedrooms, a private garden with swimming pool, an...

### Property Info

Covered Area	<b>377</b>
Furnishing	<b>Unfurnished</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>32385</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Bathrooms	<b>4</b>
View	<b>Sea view</b>

### Amenities

- Guest WC

### Location

**Location:** Germasogeia      Region: **Limassol**  
 Coordinates: **34.721172 / 33.08486**

## Price: €1 685 000 + VAT

VAT for this property is **€226,291** 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>€4 469.00/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

€1 685 000 on Jan 13, 2026







