

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

Located in the highly sought-after Paniotis area of Germasogeia, this exceptional four-bedroom semi-detached villa represents contemporary luxury living at its finest. Set within an exclusive boutique development, the West Villa offers privacy, architectural distinction, and breathtaking panoramic views of Limassol's cityscape and the Mediterranean Sea. ✖

Designed as a private vertical residence, the villa extends across five beautifully crafted levels, combining elegant interiors with expansive outdoor living spaces. Floor-to-ceiling openings allow abundant natural light to flow through the home, enhancing its sense of space, comfort, and refinement.

The villa features a pr...

### 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>32404</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>
License number	<b>344/E</b>	Legal name	<b>FOX Smart Estate Agency Network Ltd</b>
Phone: <b>+35726940150, +35725267777, +35725760781</b>			

## Price change history

€1 685 000 on Jan 13, 2026







