


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	377
Furnishing	Unfurnished
Heating	Underfloor Heating, Yes
Air Conditioning	All rooms, Yes

Plot / Area Info

Pool	Yes
Parking	Covered, Yes

Additional info

Reference Number	32404
Property type	House
Condition	Brand New
Bathrooms	4
View	Sea view

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	Excluded	Title transfer fee	None	Common expenses	None
		Price per SQM	€4 469.00/m²		

Representative: FOX

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Price change history

€1 685 000 on Jan 13, 2026







