

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

Luxury 4-bedroom villa located on the peaceful hills of Strogilos, Germasogeia, offering stunning sea, city and mountain views. Built in 2022, the property is part of an exclusive gated complex of 12 villas and combines modern design with high energy efficiency.

The villa features an open-plan living area with floor-to-ceiling windows, a premium Italian kitchen, one bedroom on the ground floor, and three bedrooms upstairs, including a master en-suite. Outside, there is a private BBQ garden with artificial grass and landscaped trees.

Designed for comfort and autonomy, the home includes underfloor heating, Daikin VRV A/C, a 10 kW photovoltaic system, Miele and Bosch appliances,

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### Property Info

Covered Area	<b>224</b>
Covered Veranda	<b>40</b>
Furnishing	<b>Furnished</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>320</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>241450</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Construction Year	<b>2022</b>
Bathrooms	<b>2</b>
View	<b>Mountains view</b>

### Amenities

- Parking

### Location

**Location:** Germasogeia Region: **Limassol**

## Price: €850 000 + VAT

VAT for this property is **€81,813** or **€161,500**. 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>€3 795.00/m<sup>2</sup></b>		

## Representative: MySpace

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## Price change history

€850 000 on Jan 13, 2026





