

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	224
Covered Veranda	40
Furnishing	Furnished
Energy Efficiency	A
Air Conditioning	All rooms, Yes

Plot / Area Info

Plot area	320
Parking	Covered, Yes

Additional info

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

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	Excluded	Title transfer fee	None	Common expenses	None
		Price per SQM	€3 795.00/m²		

Representative: MySpace

Registration number	229/E	Email	myspace.cyprus@gmail.com
License number	1047	Legal name	MYSPACE Real Estate/ A.SP.Thinkrealty ltd
Phone:	+35795129336, +35799409010		

Price change history

€850 000 on Jan 13, 2026





