

3 Bedroom House for Sale in Germasogeia, Limassol District

This stunning three-bedroom villa is part of a prestigious resort-style complex, set within gated grounds and surrounded by lush landscaped gardens, featuring two swimming pools and extensive sun terraces. The villa offers a perfect blend of Mediterranean lifestyle and modern architecture, ensuring luxury, privacy, and comfort.



The villa spans three floors with covered and uncovered verandas, designed to capture breathtaking sea views and abundant natural light. The property includes a roof garden with BBQ and al fresco dining area, with an optional jacuzzi, ideal for entertaining or relaxing in style.

Interior Features:

- Three spacious bedrooms with bright, airy la...

Property Info

Covered Area	219
Covered Veranda	46
Uncovered Veranda	20
Total Number of Floors	3
Energy Efficiency	A
Heating	Underfloor Heating, Yes

Plot / Area Info

Pool	Common, Yes
Parking	Uncovered, Yes

Additional info

Reference Number	11305
Property type	House
Condition	Brand New
Bathrooms	3

Amenities

- Roof Garden

Location

Location: Germasogeia Region: **Limassol**
Coordinates: **34.70245043 / 33.09115291**

Price: €1 950 000 + VAT

VAT for this property is **€183,514** or **€370,500**. 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	€8 904.00/m²		

Representative: RealDeal Estates

Registration number	1311	Email	info@realdeal.cy
License number	347/E	Legal name	Esperia Estates (Limassol-Paphos) Limited
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Price change history

€1 950 000 on Jan 20, 2026



Villa 1

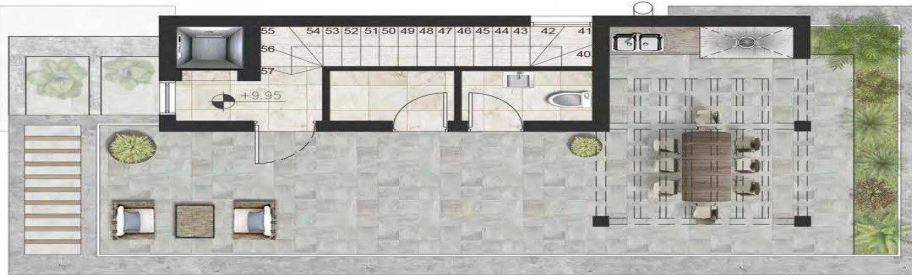


1st Floor



2nd Floor

Villa 1



Roof Garden

Villa 1



Floors	Bedrooms	Internal area	Covered Verandas	Total Covered area	Yard and Parking area	Uncovered Veranda	Roof Garden	Parking
3	3	173m ²	46m ²	219m ²	163m ²	20m ²	78m ²	2

Ground Floor