

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

Nestled in the prestigious Paniotis area of Germasogeia, this villa is an exclusive residential development, conceived as private vertical home for modern family living. A low-density, family-friendly area known for its safety, openness, and elevated views, Paniotis has become home to some of the city's most refined contemporary villa. Five levels of thoughtfully designed space create a seamless living experience.

### Property Info

Covered Area	<b>479</b>
Covered Veranda	<b>102</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area **817**

### Additional info

Reference Number	<b>242183</b>
Property type	<b>House</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2028</b>
Bathrooms	<b>4</b>

### Amenities

#### Location

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

## Price: €1 685 000 + VAT

VAT for this property is **€246,277** 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>€3 518.00/m<sup>2</sup></b>		

## Representative: MySpace

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## Price change history

€1 685 000 on Feb 5, 2026



