

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

Villa for sale with mountain view in Germasogeia, Limassol. The house has 4 bedrooms, 3 bathrooms and a guest toilet, a storage room on the ground floor, a kitchen/laundry room on the second floor. Spacious open-plan interiors (271 m<sup>2</sup> without garage). Large covered outdoor seating areas overlooking the garden. Garage for 2 parking spaces nearby. The project provides for preparation for a video surveillance system, a smart home system, concealed air conditioning and underfloor heating, suspended ceilings in all rooms with built-in lighting, preparation for a 4-zone background music system, a security and fire alarm system, preparation for a 5 kW photovoltaic system.

### Property Info

Covered Area **315**  
 Furnishing **Unfurnished**  
 Energy Efficiency **A**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **203019**  
 Property type **House**  
 Condition **Under Construction**  
 Bathrooms **3**

### Amenities

### Location

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

## Price: €1 500 000 + VAT

VAT for this property is **€185,000** or **€285,000**. 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>€4 762.00/m<sup>2</sup></b> |                 |             |

## Representative: DOM Real Estate

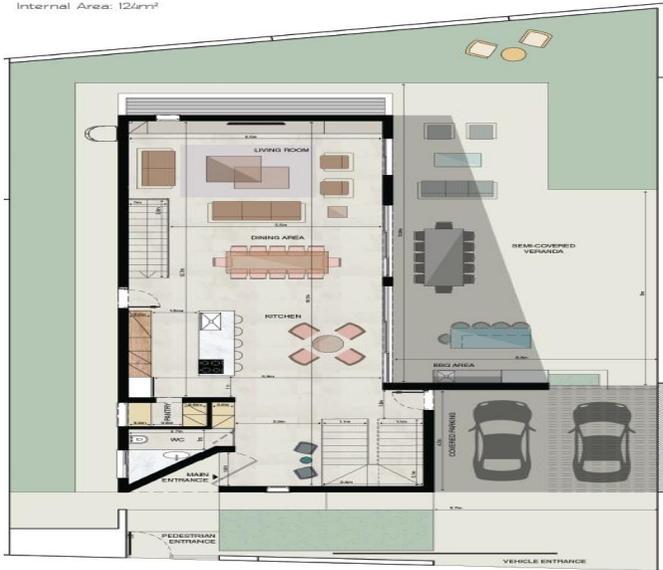
|                            |              |            |                        |
|----------------------------|--------------|------------|------------------------|
| Registration number        | <b>397</b>   | Email      | <b>info@dom.com.cy</b> |
| License number             | <b>338/E</b> | Legal name | <b>N/A</b>             |
| Phone: <b>+35796644888</b> |              |            |                        |

## Price change history

€1 500 000 on Feb 13, 2026



Ground Floor  
Internal Area: 124m<sup>2</sup>



First Floor  
Internal Area: 112m<sup>2</sup>



Basement  
Internal Area: 35m<sup>2</sup>

