

## 5 Bedroom House for Sale in Germasogeia - Tourist Area, Limassol District

Signature Luxury Villa in Papas Area, Limassol

Delivery: June 2026

Plot: 691 m<sup>2</sup> | Covered Areas: 550 m<sup>2</sup>

A one-of-a-kind villa set in the heart of Limassol's most sought-after residential enclave — the Papas area of Potamos Yermasoyia. This is the last available plot in a fully built, quiet, and exclusive neighborhood, just 4 minutes from the beach.

### Key Features:

Prime location with no future construction nearby

Expansive ground-floor master suite with garden and pool access

4 large en-suite bedrooms upstairs with panoramic south-facing views

Open-plan kitchen + dining, separate dirty kitchen, gym, office, and lift

Private ...

### Property Info

Covered Area **550**  
 Energy Efficiency **A**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **691**  
 Parking **Covered, Yes**

### Additional info

Reference Number **12806**  
 Property type **House**  
 Condition **Under Construction**  
 Bathrooms **5+**

### Amenities

#### Location

**Location:** Germasogeia - Tourist Area Region: **Limassol**

## Price: €3 950 000 + VAT

VAT for this property is **€599,682** or **€750,500**. 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>€7 182.00/m<sup>2</sup></b>		

## Representative: 4BuyandSell

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## Price change history

€3 950 000 on Feb 13, 2026

