# 3 Bedroom House for Sale in Germasogeia, Limassol District

Nestled in the prestigious hills of Germasogeia in Limassol, this exclusive residential project features only six beautifully designed 3-bedroom villas that perfectly blend modern luxury with the surrounding natural landscape. The elevated location offers a peaceful and private environment while still being just a short drive from the vibrant coastal lifestyle of Limassol.

Each villa has been thoughtfully designed to maximize comfort, space, and natural light. With contemporary architecture and high-quality finishes, the property provides an ideal home for families, holiday living, or a long-term investment in one of Limassol's most desirable residential areas.

The villa s...

## Property Info

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|---|---|
| Covered Area | **158** |
| Furnishing | **Unfurnished** |
| Heating | **Central Heating, Yes** |
| Air Conditioning | **All rooms, Yes** |

## Plot / Area Info

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|---|---|
| Plot area | **380** |
| Parking | **Covered, Yes** |

## Additional info

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|---|---|
| Reference Number | **33186** |
| Property type | **House** |
| Condition | **Brand New** |
| Bathrooms | **2** |

## Amenities

• Guest WC

## Location

**Location:** Germasogeia          Region: **Limassol**
Coordinates: **34.725563 / 33.06814**

# Price: €1 050 000 + VAT

VAT for this property is **€59,943** or **€199,500**. 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<br>Price per SQM | **None**<br>**€6 646.00/m²** | Common expenses | **None** |
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## Representative: FOX

| Registration number | **488** | Email | **info@foxrealty.com.cy** |
|---|---|---|---|
| License number | **344/E** | Legal name | **FOX Smart Estate Agency Network Ltd** |

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## Price change history

€1 050 000 on Mar 17, 2026