

### 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

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

#### Plot / Area Info

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

#### Additional info

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	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€6 646.00/m<sup>2</sup></b>		

## Representative: FOX

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## Price change history

€1 050 000 on Mar 17, 2026



