


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

A luxurious 4-bedroom villa set in a peaceful elevated location, offering panoramic mountain views along with exceptional privacy and comfort. 

Designed to maximize natural light and indoor-outdoor living, the villa features spacious open-plan interiors and large covered outdoor lounging areas overlooking the garden. Its south-facing orientation enhances brightness throughout the day while framing uninterrupted views of the surrounding landscape.

The layout includes three bedrooms on the first floor and an additional en-suite office or maid's room on the ground floor, providing flexibility for modern family living. Thoughtfully planned spaces such as a pantry and an addit...

### Property Info

### Plot / Area Info

### Additional info

Covered Area	<b>318</b>
Covered Veranda	<b>47</b>
Total Number of Floors	<b>2</b>
Energy Efficiency	<b>A</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

Plot area **414**

Reference Number	<b>12804</b>
Property type	<b>House</b>
Bathrooms	<b>3</b>
View	<b>Mountains view</b>

### Amenities

### Location

**Location:** Germasogeia                      Region: **Limassol**  
**Coordinates:** **34.72523917 / 33.08171153**

## Price: €1 500 000 + VAT

VAT for this property is **€185,943** 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>~€56 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 717.00/m<sup>2</sup></b>		

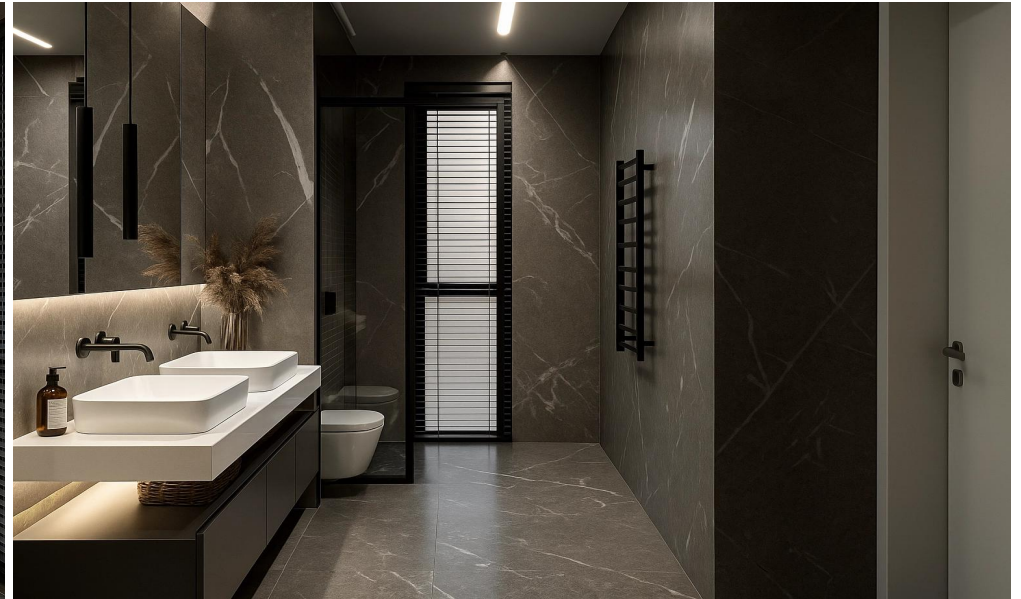
## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
License number	<b>347/E</b>	Legal name	<b>Esperia Estates (Limassol-Paphos) Limited</b>
Phone: <b>+35725255505, +35794001333</b>			

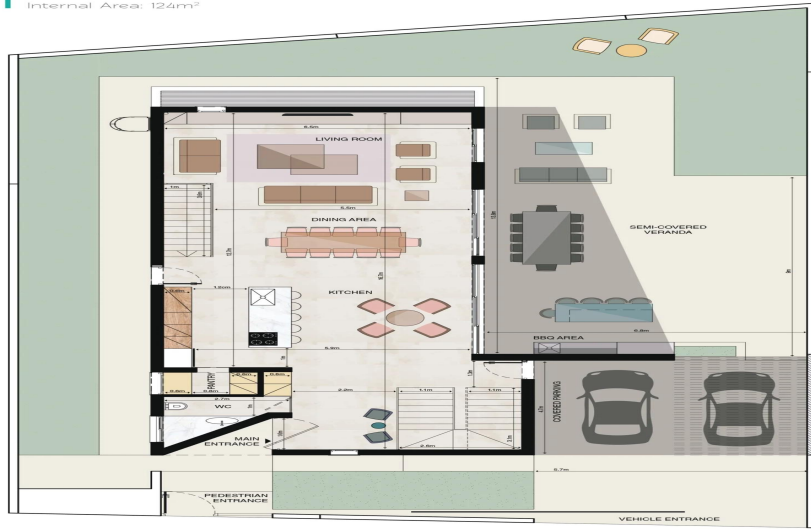
## Price change history

€1 500 000 on Apr 9, 2026

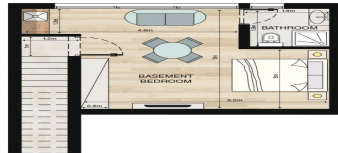




VILLA ICARUS  
Ground Floor  
Internal Area: 124m<sup>2</sup>



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



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

