


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

Plot area **414**

Reference Number	12804
Property type	House
Bathrooms	3
View	Mountains view

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	Excluded	Title transfer fee	~€56 600.00	Common expenses	None
		Price per SQM	€4 717.00/m²		

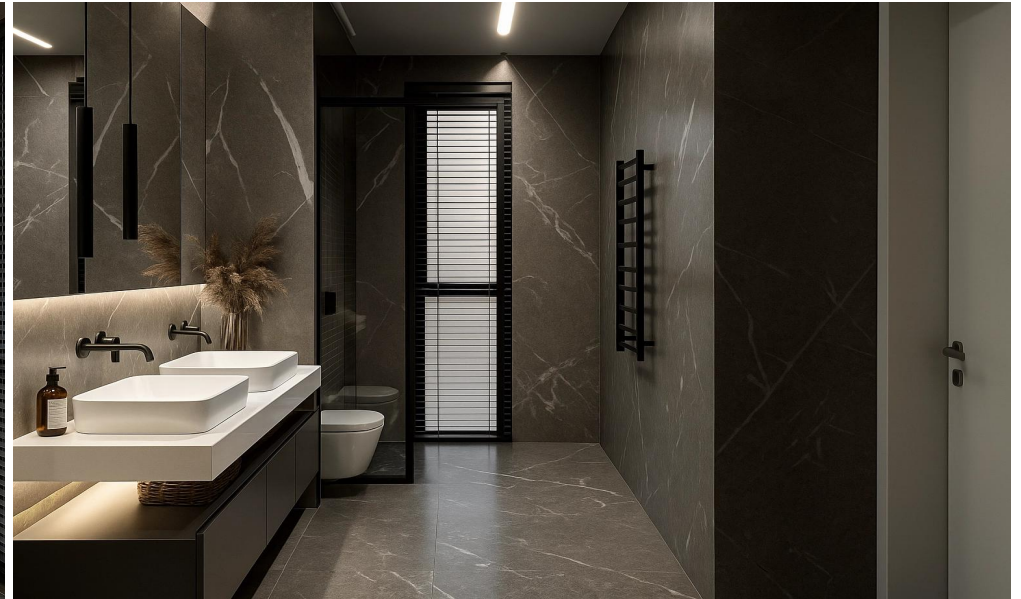
Representative: RealDeal Estates

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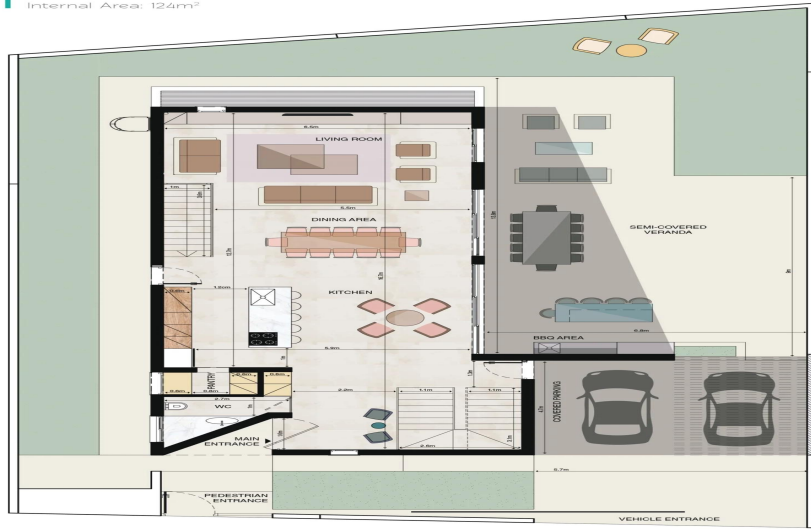
Price change history

€1 500 000 on Apr 9, 2026

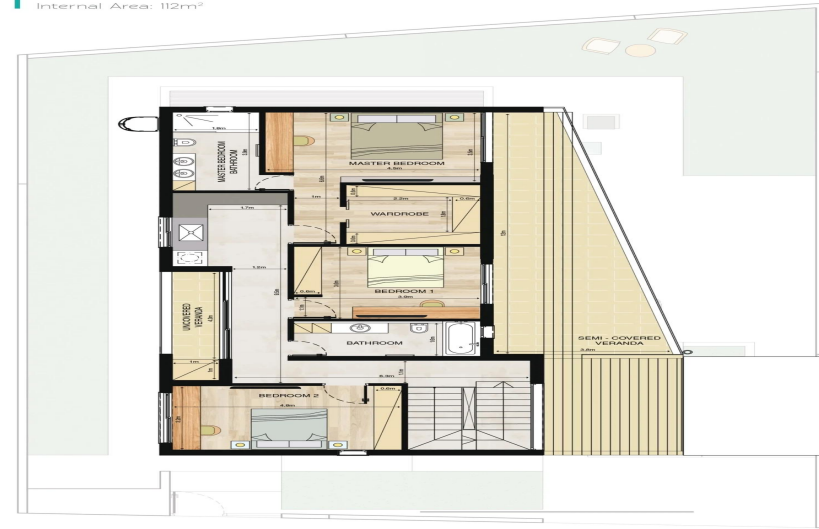




VILLA ICARUS
Ground Floor
Internal Area: 124m²



VILLA ICARUS
First Floor
Internal Area: 112m²



VILLA ICARUS
Basement
Internal Area: 35m²

