

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

An exceptional modern villa located in a quiet and prestigious area near Coya Café, offering luxury living with high-end finishes and outstanding amenities. Built with thermal insulation and soundproof doors and windows, this property ensures maximum comfort and privacy.

The villa sits on a land plot of 884 m<sup>2</sup> with a covered area of 620 m<sup>2</sup>, spread across 4 floors. It features 7 spacious bedrooms, 9 WCs, and 3 fully equipped kitchens with premium Italian kitchens, wardrobes, and doors. Designed for both relaxation and entertainment, the property includes a gym room, home cinema, sauna, and 4 jacuzzis. Additional features include underfloor heating, air conditioning throughout, el...

### Property Info

Covered Area	<b>620</b>
Uncovered Veranda	<b>80</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>884</b>
Pool	<b>Yes</b>

### Additional info

Reference Number	<b>243726</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>5+</b>
View	<b>Sea view</b>

### Amenities

### Location

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

## Price: €3 500 000 + VAT

VAT for this property is **€546,452** or **€665,000**. 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>~€136 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 645.00/m<sup>2</sup></b>		

## Representative: MySpace

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## Price change history

€3 500 000 on Apr 27, 2026











