

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

Luxury modern 4-bedroom villa situated in the prestigious Germasogeia area of Limassol, set on a 650 m<sup>2</sup> plot and offering approximately 500 m<sup>2</sup> of covered living space. This exceptional residence combines generous interiors, premium amenities, and beautiful sea views.

The villa features three spacious living areas on the ground floor, an elegant dining area, guest WC, and a large fully equipped kitchen designed for comfortable family living and entertaining.

A separate self-contained apartment in the basement includes its own kitchen, bathroom, and spacious bedroom, ideal for guests, staff accommodation, or private use. The upper level offers three luxurious en-suite bedrooms...

### Property Info

Covered Area	<b>500</b>
Furnishing	<b>Furnished</b>
Energy Efficiency	<b>B</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>650</b>
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### Additional info

Reference Number	<b>243951</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>4</b>

### Amenities

#### Location

**Location:** Germasogeia Region: **Limassol**

## Price: €1 600 000 + VAT

VAT for this property is **€236,800** or **€304,000**. 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>~€60 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 200.00/m<sup>2</sup></b>		

## Representative: MySpace

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## Price change history

€1 600 000 on Apr 27, 2026

















