

6+ Bedroom House for Sale in Germasogeia, Limassol District

Set in a peaceful residential area of Limassol, this exceptional modern villa, completed in 2021, offers a rare combination of contemporary architecture, intelligent design, and refined luxury. Ideally located just five minutes from Foley’s School and within easy reach of Limassol city centre, the property provides privacy and tranquility while remaining close to key amenities and only 4.8 km from the sea.

Designed across four levels on a 395 sq.m. plot, the villa offers 168 sq.m. of living space plus an additional 80 sq.m. basement, delivering remarkable flexibility for both family living and entertaining. Expansive panoramic windows flood the interiors with natural light, w...

Property Info

Covered Area	265
Energy Efficiency	A
Air Conditioning	All rooms, Yes

Plot / Area Info

Plot area	395
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Additional info

Reference Number	244210
Property type	House
Condition	Pre-Owned
Construction Year	2021
Bathrooms	5+

Amenities

Location

Location: Germasogeia Region: **Limassol**

Price: €1 380 000 + VAT

VAT for this property is **€152,842** or **€262,200**. 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	~€51 800.00	Common expenses	None
		Price per SQM	€5 208.00/m²		

Representative: MySpace

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Price change history

€1 380 000 on May 1, 2026















