

3 Bedroom House for Sale in Germasogeia, Limassol District

Situated in the prestigious area of Germasogeia, this elegant villa presents a rare opportunity to own a contemporary residence with no VAT, combining sophisticated design, generous outdoor spaces, and panoramic sea and city views. Set on a 372 sq.m. plot in one of Limassol's most desirable residential locations, the property offers privacy, comfort, and exceptional lifestyle appeal.

Designed across three levels, the villa offers 145 sq.m. of internal living space, complemented by a 9 sq.m. covered veranda, 6 sq.m. uncovered veranda, and an impressive 68 sq.m. private roof garden, bringing the total area to 225 sq.m. The architecture blends modern elegance with practical function...

Property Info

| | |
|-------------------|-----------------------|
| Covered Area | 154 |
| Covered Veranda | 9 |
| Uncovered Veranda | 6 |
| Energy Efficiency | A |
| Air Conditioning | All rooms, Yes |

Plot / Area Info

| | |
|-----------|------------|
| Plot area | 372 |
| Pool | Yes |

Additional info

| | |
|------------------|------------------|
| Reference Number | 244267 |
| Property type | House |
| Condition | Pre-Owned |
| Bathrooms | 3 |

Amenities

Location

Location: Germasogeia Region: **Limassol**

Price: €680 000 + VAT

VAT for this property is **€36,473** or **€129,200**. 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.

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|-----|-----------------|--------------------|--------------------------------|-----------------|-------------|
| VAT | Excluded | Title transfer fee | ~€23 800.00 | Common expenses | None |
| | | Price per SQM | €4 416.00/m² | | |

Representative: MySpace

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|--|--------------|------------|---|
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Price change history

€680 000 on May 1, 2026















