

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.

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

Representative: MySpace

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Price change history

€680 000 on May 1, 2026















