

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

Located in the prestigious residential area of Germasogeia, this exceptional 5-bedroom villa offers a rare combination of luxury, privacy, and convenience, just minutes away from the coastline and with easy access to the highway. Designed for refined living, the property enjoys breathtaking panoramic views of both the mountains and the sea, creating a truly exclusive lifestyle setting.

Set on a generous 780 sq.m. plot with a covered area of 408 sq.m., the villa has been thoughtfully designed to offer comfort, entertainment, and sophistication across all levels. All rooms are equipped with air conditioning, ensuring year-round comfort, while the home combines modern technology with e...

### Property Info

Covered Area **408**  
 Energy Efficiency **A**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **780**  
 Pool **Yes**

### Additional info

Reference Number **244273**  
 Property type **House**  
 Condition **Pre-Owned**  
 Bathrooms **4**  
 View **Sea view**

### Amenities

#### Location

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

## Price: €1 250 000 + VAT

VAT for this property is **€173,162** or **€237,500**. 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>~€46 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 064.00/m<sup>2</sup></b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSACE Real Estate/ A.SP.Thinkrealty ltd</b>
Phone: <b>+35795129336, +35799409010</b>			

## Price change history

€1 250 000 on May 1, 2026



