

6+ Bedroom House for Sale in Germasogeia, Limassol District

Perched in one of Limassol’s most exclusive hillside enclaves, this striking contemporary residence is designed around light, openness, and the ever-changing beauty of the Mediterranean horizon. From sunrise reflections over the sea to evening lights shimmering across the hills, the villa offers a constantly evolving backdrop that becomes part of everyday life.



The home unfolds through a series of expansive yet intimate living spaces where panoramic glazing, soaring ceilings, and carefully framed views create a sense of effortless sophistication rather than formal luxury. Every area has been conceived to feel calm, airy, and naturally connected to the outdoors.

The upper flo...

Property Info

Covered Area	716
Covered Veranda	155
Uncovered Veranda	76
Furnishing	Furnished
Heating	Underfloor Heating, Yes
Air Conditioning	All rooms, Yes

Plot / Area Info

Plot area	956
Pool	Yes

Additional info

Reference Number	17903
Property type	House
Condition	Pre-Owned
Construction Year	2001-2010
Bathrooms	5+

Amenities

Location

Location: Germasogeia Region: **Limassol**
Coordinates: 34.714993 / 33.096053

Price: €5 850 000 + VAT

VAT for this property is **€939,922** or **€1,111,500**. 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	Excluded	Title transfer fee	~€230 600.00	Common expenses	None
		Price per SQM	€8 170.00/m²		

Representative: Cyprus Sotheby's International Realty

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Price change history

€5 850 000 on May 28, 2026











