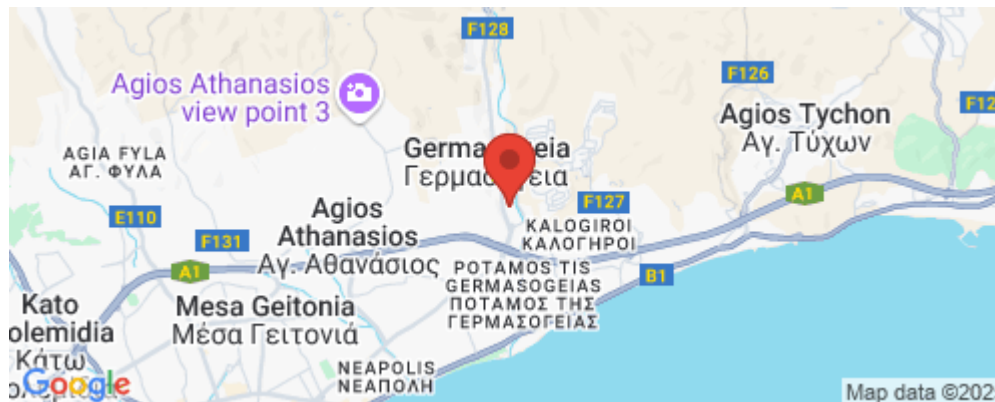


## 3 Bedroom House for Sale in Germasogeia, Limassol District

Three bedroom house for sale in Germasogeia Green Area, Limassol.



This house has 151m<sup>2</sup> of covered area and 40m<sup>2</sup> of covered veranda. The house has a/c split system, central heating and solar water heater. Also it has landscaped garden, private swimming pool, barbeque area, storage room and parking space. Additionally, on the swimming pool level there is a close space with aluminum windows and a service toilet with a shower. The house has amazing mountain and sea view.

It is located in quiet area close to all amenities and with easy access to highway.

### Property Info

Covered Area	<b>151</b>
Furnishing	<b>Furnished</b>
Energy Efficiency	<b>N/A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Pool	<b>Yes</b>
Parking	<b>Uncovered, Yes</b>

### Additional info

Reference Number	<b>50192</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>3</b>

### Amenities

- Storage room

### Location

**Location:** Germasogeia

Region: **Limassol**

Coordinates: **34.714003660408 / 33.087274282031**

## Price: €825 000 + VAT

VAT for this property is **€42,015** or **€156,750**. 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>~€29 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 464.00/m<sup>2</sup></b>		

## Representative: NCH Real Estate

Registration number	<b>1146</b>	Email	<b>info@nchrealestate.com</b>
License number	<b>571/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35722424203, +35777770532</b>			

## Price change history

€850 000 on Nov 11, 2023

€825 000 on Feb 16, 2025





