

## 4 Bedroom House for Sale in Germasogeia - Tourist Area, Limassol District

A beautiful 4-bedroom villa in a great location right across the beach in Germasoyia area Limassol available for Sale.



Located in Messogios shore Habitat, one of the best complexes in Limassol, just walking distance to the beach, restaurants, shops, schools, cinema, banks etc.

Constructed in 2010 this villa has all the luxury one needs. Open plan sitting areas with bar, large kitchen area with laundry and a closed private parking. Covered BBQ area at the pool site with mature garden. A sauna and jet shower room. Large ensuite bedroom with walking wardrobe and decorative cornice on the ceiling in most rooms with hidden lights in the False ceilings and handmade paintings ...

### Property Info

Covered Area	<b>301</b>
Covered Veranda	<b>67</b>
Uncovered Veranda	<b>37</b>
Furnishing	<b>Furnished</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>585</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>3770</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2001-2010</b>
Bathrooms	<b>2</b>

### Amenities

### Location

- Parking

**Location:** Germasogeia - Tourist Area

Region: **Limassol**

Coordinates: **34.703778969218 / 33.1035168386**

## Price: €2 540 000 + VAT

VAT for this property is **€305,391** or **€482,600**. 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>~€98 200.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€8 439.00/m²</b>		

## Representative: MySpace

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## Price change history

€2 540 000 on Dec 14, 2023













