

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

A lovely resale property in the sought after location of Green Area (PANIOTIS) Germasogia. The property has 4 bedrooms and is over 3 levels. Entrance , guest wc, open plan kitchen overlooking the living and the panorama room, with island bar fully equipped. Comfortable sitting/dining/tv area with panoramic room extension in lieu of balcony. The property offers panoramic sea views from all areas and has central heating. The upper level has 2 bedrooms a very large, high ceiling master en suite with walk-in closet, main bathroom for the further bedroom with built in wardrobes. The lower ground level has a further two bedrooms, a sauna, a movie room with shower and wc. Patio doors open onto the pool...

### Property Info

Covered Area	<b>151</b>
Covered Veranda	<b>24</b>
Uncovered Veranda	<b>24</b>
Total Number of Floors	<b>3</b>
Furnishing	<b>Unfurnished</b>
Heating	<b>Central Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>390</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>H-94829</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>3</b>

### Amenities

- Garden

### Location

**Location:** Germasogeia      Region: **Limassol**  
**Coordinates:** **34.72078813 / 33.08210116**

## Price: €730 000 + VAT

VAT for this property is **€37,177** or **€138,700**. 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>~€25 800.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 834.00/m²</b>		

## Representative: FOX

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## Price change history

€730 000 on Sep 4, 2023





