

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

Three bedrooms semidetached house with extra room which you can use as an office or playroom. This house is situated in a very quiet residential area, close to village centre of Germasogeia. The house consists of three toilets a bathroom and shower, separate kitchen with nice veranda with a big lounge with dining room. There is covered parking and big veranda in front. 5 minutes driving from the beach with all amenities around

### Property Info

Covered Area	<b>144</b>
Covered Veranda	<b>10</b>
Uncovered Veranda	<b>10</b>
Furnishing	<b>Furnished</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>183</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>H-103881</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>3</b>

### Amenities

- Guest WC

### Location

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

## Price: €450 000 + VAT

VAT for this property is **€22,500** or **€85,500**. 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>~€14 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 125.00/m²</b>		

## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
License number	<b>344/E</b>	Legal name	<b>FOX Smart Estate Agency Network Ltd</b>
Phone: <b>+35726940150, +35725267777, +35725760781</b>			

## Price change history

€380 000 on Jul 11, 2023  
 €450 000 on Mar 13, 2024

















