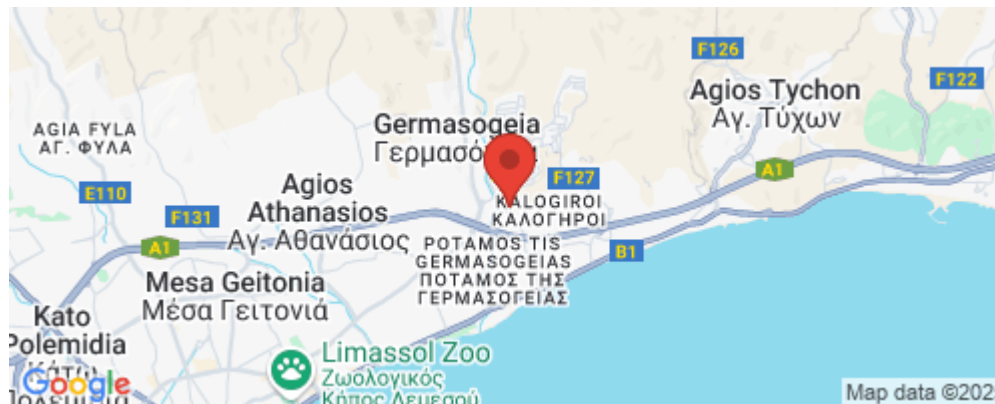


## 4 Bedroom House for Sale in Germasogeia, Limassol District

For sale a villa with a swimming pool and a roof garden, which is part of a gated residential complex under construction. The property is located in Germasogeia district, Limassol. Quick and convenient access to all urban and beach infrastructure. Energy efficiency class – A. Covered veranda and parking.



- High-quality ceramic tiles in the living room
- Laminate flooring in the bedrooms
- High-quality ceramic tiles in bathrooms and toilets
- Double-layer aluminum window frames
- High-quality entrance doors
- Wiring for a split unit air conditioners in all rooms
- Plumbing from European brands
- High-quality kitchen furniture and cabinets from European brand...

### Property Info

Covered Area	<b>172</b>
Covered Veranda	<b>12</b>
Uncovered Veranda	<b>56</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Plot area	<b>300</b>
Pool	<b>Yes</b>

### Additional info

Reference Number	<b>5091</b>
Property type	<b>House</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2025</b>
Bathrooms	<b>4</b>

### Amenities

### Location



**Location:** Germasogeia

Region: **Limassol**

**Coordinates:** 34.710627492262 / 33.092487941979

[www.index.cy](http://www.index.cy) - All Cyprus Real Estate

## Price: €790 000 + VAT

VAT for this property is **€53,647** or **€150,100**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 593.00/m<sup>2</sup></b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b>
Phone:	<b>+35795129336, +35799409010</b>		

## Price change history

€717 000 on Jan 26, 2024  
 €750 000 on Mar 8, 2024  
 €790 000 on Mar 10, 2025



