

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

Four-bedroom villa for sale in Germasogia, Limassol. 328m<sup>2</sup> of covered areas built on a 1100m<sup>2</sup> plot, above the Germasogia dam.



Private luxury villa ready to move in, constructed with high-end materials and best building qualities and practices.

The Villa was renovated during 2021-2022 with new indoor lighting, new blinds, new pool 3D liner, pool conversion to salt water, new aluminum fence around the house, new kitchen and appliances, new inverter ACs, new high-end furniture in and out, installation of 7kw solar panels, kiosk by the pool, etc.

Features:

- Salt water elevated 9x4 swimming pool
- BBQ area
- studio by the pool with shower...

### Property Info

### Plot / Area Info

### Additional info

Covered Area

**328**

Furnishing

**Furnished**

Energy Efficiency

**N/A**

Air Conditioning

**All rooms, Yes**

Plot area

**1100**

Pool

**Yes**

Parking

**Uncovered, Yes**

Reference Number

**51143**

Property type

**House**

Condition

**Pre-Owned**

Bathrooms

**3****Amenities**

- Storage room

**Location****Location:** GermasogeiaRegion: **Limassol**Coordinates: **34.732053767029 / 33.086589641057**

## Price: €825 000 + VAT

VAT for this property is **€103,930** 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>€2 515.00/m<sup>2</sup></b>		

## Representative: NCH Real Estate

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## Price change history

€895 000 on Feb 3, 2024  
 €835 000 on Jul 3, 2024  
 €825 000 on Aug 30, 2024







