# 4 Bedroom House for Sale in Germasogeia, Limassol District

A beautiful 4-bedroom villa in a great location right across the beach in Germasoyia area Limassol.Located in  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 en suite bedroom with walking wardrobe and decorative cornice on the ceiling in most rooms with hidden lights in the Falce ceilings and handmade paintings on the walls.Fully furnished with high qua...

## Property Info

| | |
|---|---|
| Covered Area | **234** |
| Covered Veranda | **37** |
| Uncovered Veranda | **37** |
| Furnishing | **Furnished** |
| Heating | **Central Heating, Yes** |
| Air Conditioning | **All rooms, Yes** |

## Plot / Area Info

| | |
|---|---|
| Plot area | **585** |
| Pool | **Yes** |
| Parking | **Covered, Yes** |

## Additional info

| | |
|---|---|
| Reference Number | **H-120138** |
| Property type | **House** |
| Condition | **Pre-Owned** |
| Bathrooms | **2** |

## Amenities

- Guest WC

## Location

**Location:** Germasogeia  Region: **Limassol**

Coordinates: **34.72078813 / 33.08210116**

## Price: €2 540 000 + VAT

VAT for this property is **€254,651** 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 | **Excluded** | Title transfer fee | **~€98 200.00** | Common expenses | **None** |
| | | Price per SQM | **€10 855.00/m²** | | |

## Representative: FOX

| | | | |
|---|---|---|---|
| Registration number | **488** | Email | **info@foxrealty.com.cy** |
| License number | **344/E** | Legal name | **FOX Smart Estate Agency Network Ltd** |

Phone: **+35726940150, +35725267777, +35725760781**

## Price change history

€1 900 000 on Sep 4, 2023
€2 540 000 on Dec 18, 2023